

# RENTAL MARKET REPORT

## MONTRÉAL CMA

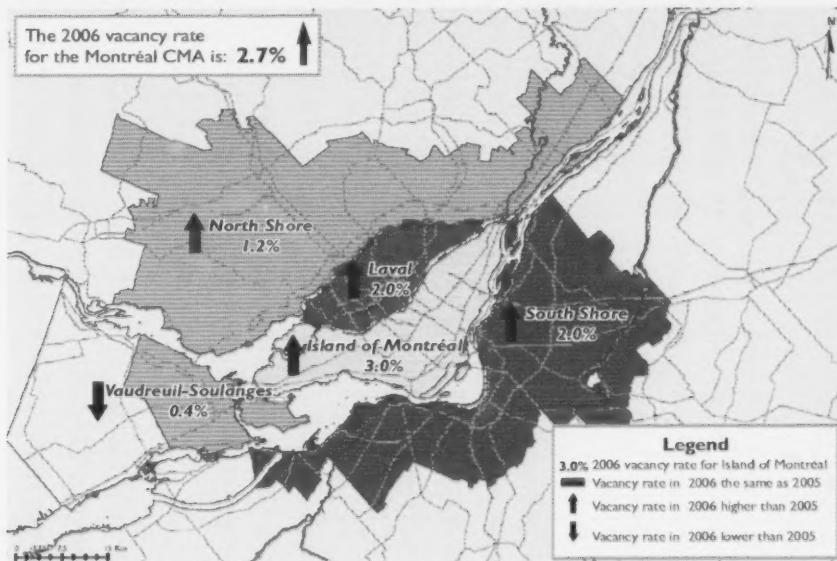
**Canada Mortgage and Housing Corporation**

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### Highlights

- The vacancy rate went up for the fifth year in a row in the Montréal metropolitan area and has now reached 2.7 per cent, compared to 2.0 per cent in 2005.
- The suburban sectors had a lower vacancy rate (1.8 per cent) than the Island of Montréal (3.0 per cent).
- Larger dwellings are more difficult to find than smaller ones (vacancy rate of 2.0 per cent for apartments with three or more bedrooms, versus 4.4 per cent for bachelor units).
- The average monthly rent for two-bedroom units has now attained \$636.

Figure 1



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| Apartment Vacancy Rates (%) by Major Centres | 2005 | 2006 |
|--|------|------|
| Abbotsford                                   | 3.8  | 2.0  |
| Calgary                                      | 1.6  | 0.5  |
| Edmonton                                     | 4.5  | 1.2  |
| Gatineau                                     | 3.1  | 4.2  |
| Greater Sudbury                              | 1.6  | 1.2  |
| Halifax                                      | 3.3  | 3.2  |
| Hamilton                                     | 4.3  | 4.3  |
| Kingston                                     | 2.4  | 2.1  |
| Kitchener                                    | 3.3  | 3.3  |
| London                                       | 4.2  | 3.6  |
| Montréal                                     | 2.0  | 2.7  |
| Oshawa                                       | 3.3  | 4.1  |
| Ottawa                                       | 3.3  | 2.3  |
| Québec                                       | 1.4  | 1.5  |
| Regina                                       | 3.2  | 3.3  |
| Saguenay                                     | 4.5  | 4.1  |
| Saint John                                   | 5.7  | 6.8  |
| Saskatoon                                    | 4.6  | 3.2  |
| Sherbrooke                                   | 1.2  | 1.2  |
| St. Catharines-Niagara                       | 2.7  | 4.3  |
| St. John's                                   | 4.5  | 5.1  |
| Thunder Bay                                  | 4.6  | 4.9  |
| Toronto                                      | 3.7  | 3.2  |
| Trois-Rivières                               | 1.5  | 1.0  |
| Vancouver                                    | 1.4  | 0.7  |
| Victoria                                     | 0.5  | 0.5  |
| Windsor                                      | 10.3 | 10.4 |
| Winnipeg                                     | 1.7  | 1.3  |
| Total  | 2.7  | 2.6  |

## Rental market continues to ease

### Vacancy rate reaches 2.7 per cent

According to the results of the Rental Market Survey conducted by CMHC in October 2006, the rental housing vacancy rate increased again in the Montréal census metropolitan area (CMA), reaching 2.7 per cent, compared to 2.0 per cent in October 2005 (see Graph I). The proportion of vacant units has therefore been gradually rising since 2001. Rental market conditions eased across the Montréal CMA, but it can be seen that the vacancy rate was slightly higher on the Island of Montréal (3.0 per cent) than in the suburbs, where the rates attained 2.0 per cent in Laval and on the South Shore and 1.2 per cent on the North Shore.

Contrary to what occurred in recent years, rental market conditions eased mainly in the more affordable rent ranges (under \$700) in 2006. In fact, the vacancy rate rose from 1.8 per cent to 2.8 per cent for units with rents under \$700. Conversely, conditions tightened in the most expensive range (\$900 per month or over), where the vacancy rate fell to 3.0 per cent from 3.6 per cent last year. There are consequently no longer any major differences in the rental results by rent range (see Table 1.4).

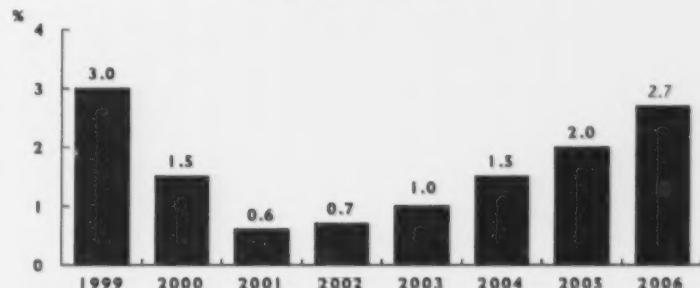
### Average rent rises by 2.8 per cent

This past October, renters had to pay an average of \$636 (the entire sample) per month, to rent a two-bedroom apartment in the Montréal CMA. This result is based on the actual amounts paid by tenants and may or may not include utilities such as heating and electricity. This measure provides a good estimate of the average rent observed on the market.

Graph I

### More vacant dwellings

- Vacancy rate, Montréal CMA -



Source : SCHL

Nevertheless, CMHC decided to innovate in order to more adequately measure the change in rents between two survey years. This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Montréal CMA, the average rent for a two-bedroom apartment in existing structures increased by 2.8 per cent in October 2006 compared to a year ago.

## Opposing forces clashed

Opposing forces clashed on the rental market. On the one hand, positive net migration and youth employment gains put downward pressure on the number of vacant units while, on the other hand, rental housing starts and the homeownership trend contributed to pushing up the number of vacant apartments. In the end, the latter won out.

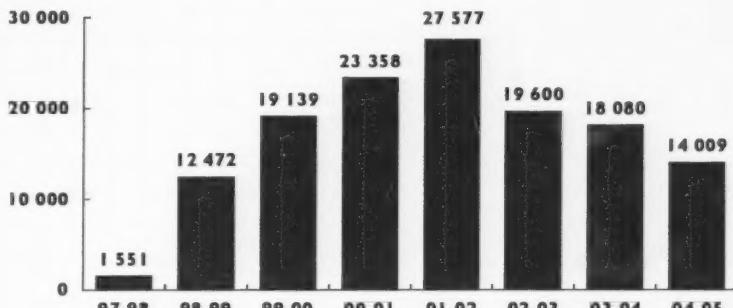
Net migration for the Montréal CMA, although still positive, has declined by nearly half since 2001-2002 (see Graph 2). Net migration, while declining is still fueling demand for rental housing.

Demand for rental housing was also supported by employment gains in the 15-24 years' age group. In fact, after sustaining job losses in recent years, the people in this group saw their situation improve significantly, with over 4,000 jobs created in the past year (from June 2005 until June 2006).

Graph 2

## Net migration is on a downward slope

-Net migration \*, Montréal CMA -



Sources: Statistics Canada and ISQ (compilation)

\* Including non-residents

On the supply side, there were slightly more new traditional rental apartments (around 3,750 units in 2005). Despite their high construction costs (making their rents less competitive), many of these structures got under way thanks to the various government programs that promoted the production of cooperative, social or affordable housing. This probably helped ease the shortage observed in the lower rent ranges to some extent.

average rent for apartments in the upper rent range has been limiting the homeownership trend. It is therefore quite likely that many potential buyers decided to keep renting. This slowdown in homeownership no doubt contributed to the decrease in the vacancy rate in relation to last year, (3.0 per cent in 2006, compared to 3.6 per cent in 2005) for more expensive apartments (\$900 or over), that is, the units that provide the most competition for condominiums.

## Upper-range segment tightening up

As mentioned, the homeownership trend contributed to making more rental units available. It can be assumed that the recent increase in mortgage rates and the rise in new and existing home prices in the last few years are slowing down this trend. In fact, the growing gap between a monthly mortgage payment (for a condominium, for example) and the

## Island of Montréal: vacancy rate rises again

The rental market on the Island of Montréal also eased, as evidenced by the fact that the vacancy rate there went up by 0.9 of a percentage point over 2005 and reached 3.0 per cent.

Even though the upward trend in the vacancy rates extended to all unit types, there were proportionately more vacancies in the smaller unit size categories (4.5 per cent for bachelor units and 3.4 per cent for one-bedroom apartments) than in the larger ones (2.5 per cent for two-bedroom apartments and 2.1 per cent for units with three or more bedrooms).

Geographically, the West Island zones continued to have higher than average vacancy rates. This was notably the case in zone 14, comprising Dorval and Lachine (Mtl), and zone 16 (Dollard-des-Ormeaux, etc.) where the vacancy rates were over 4.0 per cent. Conversely, the Plateau Mont-Royal district (zone 6) was the survey zone with the lowest vacancy rate, at 1.5 per cent.

While the vacancy rate for upper-range apartments (renting for \$900 or over) was well above the average rate last year, this situation did not occur this year on the Island rental market. In fact, the vacancy rate for upscale units is comparable to the rates for the other rent range categories (see Table 1.4). Lastly, it should be noted that the vacancy rate was almost nil for apartments with three or more bedrooms renting for under \$500.

For the reference unit type, that is, the two-bedroom apartment, the average rent reached \$645 per month. This result concealed different realities. The average rents for two-bedroom apartments were under \$600 per month in 8 of the 18 zones on the Island of Montréal. Zone 7, which includes the Parc-Extension district, was the most affordable. Montréal-Nord (zone 11) and Mercier (zone 17) were also among the least expensive zones. Conversely, the average rent for two-bedroom apartments in the most expensive zone, zone 1, composed of downtown and Île-des-Soeurs, reached \$1,112 per month, or almost double the average rent for apartments of this type across the Island.

A multitude of factors affect the average rents paid by tenants, including the year of construction of the buildings in which the units are found. In general, renters had to pay more to live in newer buildings. Also, the average rent for apartments

contained in buildings with 100 or more units (necessarily concrete structures) was well above the average charged for dwellings found in smaller buildings. For example, for two-bedroom apartments, the average rent stood at \$1,012 per month in structures with 100 or more units, or 23 per cent more than in buildings with 50 to 99 units and 75 per cent more than in those with 3 to 5 units. That being the case, the vacancy rate in buildings with 100 or more units was slightly above the average. In fact, in 2006, 3.6 per cent of apartments contained in structures with 100 or more units were vacant, compared to 3.0 per cent in all rental buildings.

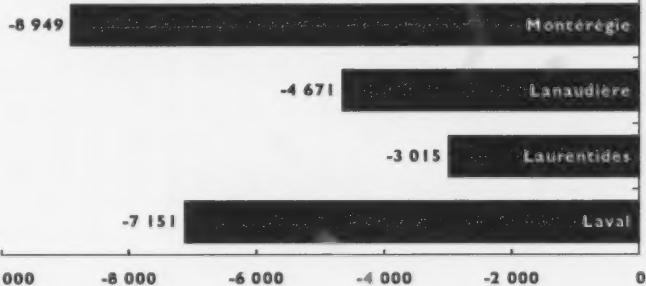
## Vacancy rates lower in the suburbs

While 3.0 per cent of the units were vacant on the Island of Montréal, this proportion fell to 1.8 per cent in the suburbs. What's more, it can be noted

Graph 3

## Net migration: The Island is losing ground

- Net migration, Island of Montréal vs administrative regions 2004-2005 -



Sources: Statistics Canada and ISQ (compilation)

that the vacancy rates rose less significantly in the suburbs. All this was likely attributable to the greater demographic growth enjoyed by the sectors situated off the Island of Montréal. For example, Graph 3 shows the population movements between the Island and the Montérégie, Laval, Laurentides and Lanaudière administrative regions in 2004-2005. The Island of Montréal lost nearly 24,000 people to these regions, mainly the Montérégie (-8,949) and Laval (-7,151). Stronger job creation in the suburbs largely accounted for this loss.

### **Finding a rental dwelling in Vaudreuil-Soulanges is difficult**

This year, for the first time, the Vaudreuil-Soulanges sector (zone 35) represents a separate survey zone. There are just over 1,700 rental housing units in this sector, but only 0.4 per cent of them were vacant at the time of our survey, which made this one of the zones where it was the most difficult to find a rental dwelling. This was also one of the rare zones to have registered a decrease in its number of vacant units in relation to last year (the vacancy rate was 1.0 per cent in 2005). The average rent for two-bedroom apartments in this zone was \$600, which was below the average for the metropolitan area (\$636) and also well under the average rents in the two neighbouring West Island zones. Actually, the average rents were higher by some \$240 and \$80 respectively, in zones 15 (Beaconsfield, Kirkland, Pointe-Claire, etc.) and 16 (Dollard-des-Ormeaux, Pierrefonds, etc.). This, very likely, explains the better rental performance of the Vaudreuil-Soulanges sector.

### **North Shore continues to post a remarkable rental performance**

For several years, the North Shore has been the sector where apartments have been the easiest to rent out. The 2006 survey results presented no exception, as they revealed a very small proportion of vacant units (1.2 per cent) this past October, almost the same percentage as last year. In addition to the demographic growth and the fact that the North Shore has only about 30,200 rental dwellings for a population of around 215,000 households, the affordable rents no doubt accounted for this phenomenon. In fact, two-bedroom apartments rented for an average of \$588 there, less than in every other large sector and some \$50 below the average rent for the overall CMA. Lastly, it should be noted that, at the time of our survey, our sample included no vacant units in the zone composed of Lachenaie, La Plaine, Mascouche and Terrebonne (zone 27), a unique case in the Montréal metropolitan area.

### **Vacant units register marginal increase in Laval**

Likewise, the rental market stayed tight in Laval, as the vacancy rate there went from 1.8 per cent in 2005 to 2.0 per cent in 2006. While Laval registered a significant increase in condominium starts in the last few years (more than 1,000 units were built in each of 2004 and 2005) and while this housing type is the closest substitute for rental dwellings, this was not sufficient to significantly ease conditions on the Laval rental market. This means that former renters in Laval who became

homeowners in the past year were almost all replaced by newcomers, which is consistent with migration statistics. It should be noted, as well, that one Laval zone had a much higher vacancy rate, namely, the zone comprising the Chomedey and Sainte-Dorothée districts, where this rate reached 3.8 per cent. This was also the most expensive zone outside the Island of Montréal, with an average rent of \$681 per month for two-bedroom units. In all other zones across Laval, the average monthly rents for units of this type remained under \$600, and none of these zones had vacancy rates over 1.9 per cent.

### **South Shore rental market no longer as tight**

Among the suburban sectors, the South Shore recorded the greatest vacancy rate hike. In fact, this rate went from 1.2 per cent last year to 2.0 per cent this year. In this sector, it was the borough of Vieux-Longueuil that had the most vacant units and the highest vacancy rate (2.7 per cent). However, this was the only survey zone on the South Shore where there was significant rental housing construction (620 starts in 2005). Conversely, zones 33 (Beloeil, McMasterville, Saint-Bruno, Sainte-Julie, etc.) and 34 (Carignan, Chamby, Richelieu, etc.) had the lowest vacancy rates, at 0.6 per cent and 0.4 per cent, respectively. Lastly, it should be noted that the average rent for two-bedroom apartments was slightly higher on the South Shore (\$625) than in the other large suburban sectors, namely, Laval (\$616), the North Shore (\$588) and Vaudreuil-Soulanges (\$600).

## Availability rate: a measure of short-term supply

### What can be expected for 2007?

In the Montréal CMA, the availability rate (see Table 1.1.4) rose to 3.3 per cent in 2006 from 2.5 per cent in 2005. This indicator differs from the vacancy rate in that it takes into account not only vacant units but also units for which the landlord has received a notice to move and for which a new tenant has not signed a lease. The availability rate is therefore a measure of the short-term supply of units. One wonders whether the gap between the availability rate and the vacancy rate indicates the market will further ease over the coming months.

The least tight rental market, that is, the Island of Montréal market, had an availability of 3.6 per cent, in relation to a vacancy rate of 3.0 per cent. In the suburbs, it was the North Shore that had the lowest availability rate (1.4 per cent), compared to a vacancy rate of 1.2 per cent. Finally, the Laval and South Shore sector had availability rates of 2.4 per cent and 2.5 per cent, respectively, versus vacancy rates of 2.0 per cent in both cases.

Next year, we anticipate that the vacancy rate for the overall Montréal metropolitan area will rise again, this time to around 3.2 per cent. The trends described above should continue and impact the demand and supply of rental housing units in the CMA. Homeownership will slow down somewhat, and net migration, while remaining positive, will decline again on account of a weaker job market. However, we are forecasting a 10-percent decline in rental housing starts in 2007 (to 4,500 units), after a 25-percent decrease this year. Among the new units, 2,500 will be specifically intended for seniors.

By geographic sector, it is expected that the vacancy rates will remain significantly lower in the suburbs, particularly on the North Shore. Otherwise, one of the zones where the vacancy rate is likely to rise considerably in 2007 is downtown (zone 1), as luxury rental projects are currently being built there. Several condominium housing projects and hotel condominiums are also under construction in this zone, housing units

that will compete with rental dwellings to attract more affluent clients.

As for the change in rents, a first analysis would lead us to anticipate an increase in the order of 2.5 per cent for two-bedroom units. However, the increase in the average rent will probably be more significant if the new assessment rolls that will become effective in 2007 result in higher operating costs for rental buildings. School taxes, for their part, will likely rise. These additional expenses could further push up the rental rates. It is therefore probable that the increase in the average rent in the Montréal CMA will exceed our initial forecast, which should then be considered as a lower limit.

## Rental condominium survey

Over the years, condominiums have become well established in the Montréal area urban landscape. First-time home buyers, retirees, households seeking a pied-à-terre, investors, and others have bought condominiums in view of living in them or renting them out. Because this market deserves special attention, CMHC decided, this year, to collect data on the rental condominium market. From this survey, which took place at the same time as the traditional Rental Market Survey, we estimated the universe of condominiums<sup>1</sup> at 82,275 units on the territory of the Montréal CMA. To no great surprise, the Island of Montréal (zones 1 to 4 – see the zone descriptions on page 12) accounts for the majority (62 per cent) of the estimated universe, with the rest (38 per cent) located in the suburbs (zones 5 and 6).

The phenomenon of rental condominiums seems less significant in the Montréal metropolitan area than in other major urban centers in Canada. Our survey revealed that only 8.4 per cent of condominiums in the Montréal CMA were rental units. Proportionally, there were more rental condominiums on the Island (8.7 per cent) than in the suburbs (7.8 per cent), but the difference was not huge. However, the proportions differed considerably depending on the size of the structures. In fact, the smallest condominium buildings, that is, those with 3 to 5 units, had only 5.2 per cent of rental units. This proportion increased with the size of the buildings, reaching a high of 13.2 per cent in structures with 100 or more units.

The percentage of rental condominiums that remained vacant was 2.8 per cent in the Montréal CMA, a result similar to the vacancy rate on the traditional rental market (2.7 per cent). Zone 1, which includes downtown Montréal and Île-des-Soeurs and in which the universe of condominiums was estimated at 9,129 apartments, stood out with a high percentage of rental condominiums (15.3 per cent) and a strong demand for this tenure option. In fact, the proportion of vacant rental condominiums was just 1.7 per cent there. Zone 3, which covers the West Island sectors, also distinguished itself with a vacancy rate of only 1.5 per cent, the lowest among the six survey zones. Lastly, it can be noted that the outer centre (zone 2) was the zone that comprised the largest condominium housing stock (17,173 units).

As for the rental rates, the average rents differed significantly between the traditional rental apartment market and the condominium rental market. In the overall Montréal CMA, the average rent for two-bedroom condominiums was \$970, or 53 per cent more than the average for two-bedroom apartments on the traditional rental market (\$636). The Island of Montréal had the largest gap in average rental rates between rented condominium units and traditional rental apartments (\$400).

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<sup>1</sup>The universe comprises apartments held under divided or undivided co-ownership contained in buildings with three or more housing units.

## National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres<sup>1</sup> decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and Ottawa (\$941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,273), and

Calgary (\$1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types<sup>2</sup> other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

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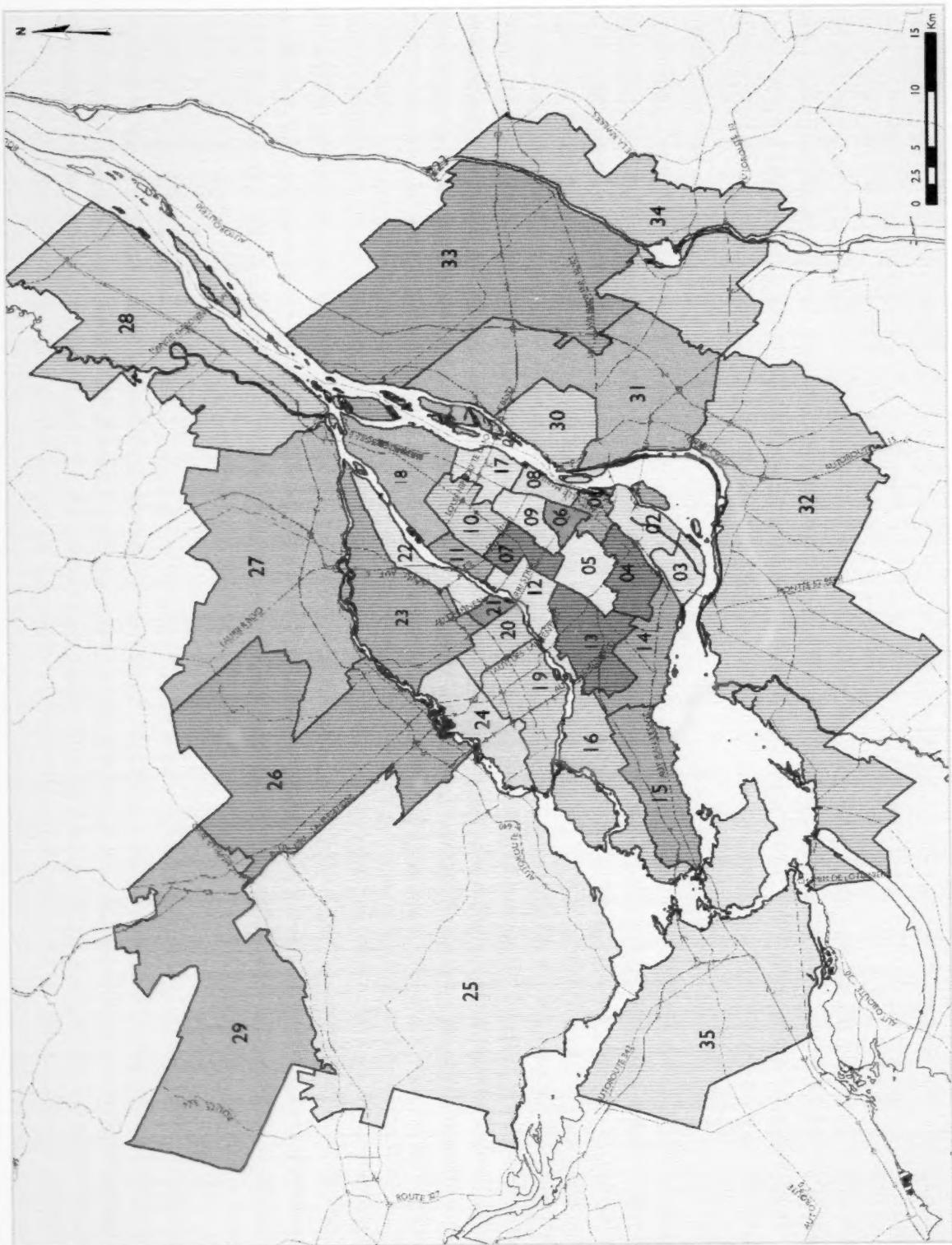
<sup>1</sup> Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

<sup>2</sup> CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

## RENTAL MARKET SURVEY – NOW ALSO DONE IN THE SPRING

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.



## RMS ZONE DESCRIPTIONS - MONTRÉAL CMA

|             |   |
|-------------|---|
| Zone 1      | <b>Downtown Montréal, Île-des-Soeurs</b> - St Lawrence River (south), Chemin Remembrance and Des Pins Avenue (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.  |
| Zone 2      | <b>Le Sud-Ouest (Mtl), Verdun (Mtl)</b> - St Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).  |
| Zone 3      | <b>LaSalle (Mtl)</b>  |
| Zone 4      | <b>Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest</b> - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west). |
| Zone 5      | <b>Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl)</b> - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).   |
| Zone 6      | <b>Plateau Mont-Royal (Mtl)</b> - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).  |
| Zone 7      | <b>Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl)</b> - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).   |
| Zone 8      | <b>Hochelaga-Maisonneuve (Mtl)</b> - St Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).   |
| Zone 9      | <b>Rosemont (Mtl), La Petite-Patrie (Mtl)</b> - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), La cordaire Street and Dicks on Street (east), Du Parc Street (west).                         |
| Zone 10     | <b>Anjou (Mtl), Saint-Léonard (Mtl)</b> - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).   |
| Zone 11     | <b>Montréal-Nord (Mtl)</b>  |
| Zone 12     | <b>Ahuntsic (Mtl), Cartierville (Mtl)</b> - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).   |
| Zone 13     | <b>Saint-Laurent (Mtl)</b>  |
| Zone 14     | <b>Dorval, Lachine (Mtl), Saint-Pierre (Mtl)</b>  |
| Zone 15     | <b>Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue, MRC de Vaudreuil-Soulanges</b>  |
| Zone 16     | <b>Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl)</b>   |
| Zone 17     | <b>Mercier (Mtl)</b> - St Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dicks on Street (west).  |
| Zone 18     | <b>Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est</b>   |
| Zones 1-18  | <b>Island of Montréal</b>   |
| Zone 19     | <b>Chomedey, Sainte-Dorothée (Laval)</b>  |
| Zone 20     | <b>Laval-des-Rapides (Laval)</b>  |
| Zone 21     | <b>Pont-Viau (Laval)</b>  |
| Zone 22     | <b>Saint-François, Saint-Vincent, Duvernay (Laval)</b>  |
| Zone 23     | <b>Vimont, Auteuil (Laval)</b>  |
| Zone 24     | <b>Laval-Ouest, Fabreville, Sainte-Rose (Laval)</b>   |
| Zones 19-24 | <b>Laval</b>  |
| Zone 25     | <b>Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel</b>   |
| Zone 26     | <b>Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rossmere, Sainte-Anne-des-Plaines, Sainte-Thérèse</b>   |
| Zone 27     | <b>Lachenaie, La Plaine, Mascouche, Terrebonne</b>  |
| Zone 28     | <b>Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltre</b>  |
| Zone 29     | <b>Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban</b>  |
| Zones 25-29 | <b>North Shore</b>  |
| Zones 19-29 | <b>Laval and North Shore</b>  |
| Zone 30     | <b>Longueuil</b>  |
| Zone 31     | <b>Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert</b>  |
| Zone 32     | <b>Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Léodore, Saint-Mathieu, Saint-Philippe</b>   |
| Zone 33     | <b>Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes</b>  |
| Zone 34     | <b>Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias</b>   |
| Zones 30-34 | <b>South Shore</b>  |
| Zone 35     | <b>Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.</b>  |
| Zones 19-35 | <b>Suburbs</b>  |
| Zones 1-35  | <b>Montréal CMA</b>   |

**CONDOMINIUM SUB AREA DESCRIPTIONS - MONTREAL CMA**

|                      |  |
|----------------------|--|
| <b>Sub Area 1</b>    | <b>Downtown</b> includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.  |
| <b>Sub Area 2</b>    | <b>Pericentre</b> includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).  |
| <b>Sub Area 3</b>    | <b>West Part of Island of Montréal</b> includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl), Saint-Pierre (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).   |
| <b>Sub Area 4</b>    | <b>East Part of Island of Montréal</b> includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est.  |
| <b>Sub Areas 1-4</b> | <b>Montréal Island</b>   |
| <b>Sub Area 5</b>    | <b>Laval &amp; North Shore</b> includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval); Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 27: Lachenaie, La Plaine, Mascouche, Terrebonne; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; and Zone 29: Belœuf, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban.    |
| <b>Sub Area 6</b>    | <b>South Shore and Vaudreuil-Soulanges</b> includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias; and Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres. |
| <b>Sub Areas 1-6</b> | <b>Montréal CMA</b>  |

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

## RENTAL MARKET REPORT TABLES

### Available in ALL Rental Market Reports

#### **Private Apartment Data:**

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

### Available in SELECTED Rental Market Reports

#### **Private Apartment Data:**

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

#### **Private Row (Townhouse) Data:**

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type

#### **Private Apartment and Row (Townhouse) Data:**

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

### Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

#### **Rental Condominium Apartment Data \***

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

### Available in the Montreal, Toronto and Vancouver Reports

#### **Secondary Rented Unit Data \***

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

\* New Surveys - Please refer to the Methodology section for additional information.

**1.1.1 Private Apartment Vacancy Rates (%)  
by Zone and Bedroom Type  
Montréal CMA**

| Zone                            | Bachelor |        | 1 Bedroom |       | 2 Bedroom |       | 3 Bedroom + |       | Total |       |
|---------------------------------|----------|--------|-----------|-------|-----------|-------|-------------|-------|-------|-------|
|                                 | 2005     | 2006   | 2005      | 2006  | 2005      | 2006  | 2005        | 2006  | 2005  | 2006  |
| Montréal Island Zone 1          | 3.0 b    | 2.9 a  | 3.5 b     | 3.7 a | 4.1 b     | 2.8 a | 3.7 d       | 3.2 d | 3.5 a | 3.2 a |
| Zone 2                          | 4.0 d    | **     | 1.3 a     | 2.3 c | 1.2 d     | 2.5 c | **          | **    | 1.4 a | 2.5 c |
| Zone 3                          | 0.6 b    | 1.6 c  | 0.1 b     | 6.3 b | **        | 2.5 c | **          | 1.4 d | 0.1 b | 3.5 c |
| Zone 4                          | 1.8 a    | 2.1 a  | 3.3 b     | 3.5 b | 1.8 a     | 3.7 c | 3.2 d       | 3.1 d | 2.5 a | 3.3 b |
| Zone 5                          | 4.5 b    | 4.9 b  | 1.8 a     | 3.1 b | 2.3 b     | 3.1 c | 3.0 d       | 1.6 c | 2.4 a | 3.1 b |
| Zone 6                          | 3.8 b    | 3.5 b  | 2.5 c     | 1.1 a | 1.5 d     | 0.6 b | **          | 0.1 b | 2.5 b | 1.5 a |
| Zone 7                          | 5.0 d    | 6.9 c  | 1.4 a     | 3.9 d | 1.0 d     | **    | **          | **    | 1.5 c | 2.9 c |
| Zone 8                          | 5.7 d    | **     | **        | 5.3 d | **        | **    | **          | **    | 1.9 c | 4.0 d |
| Zone 9                          | 3.2 d    | 3.5 d  | 2.7 c     | 2.3 c | 0.7 b     | **    | **          | **    | 1.7 c | 2.3 c |
| Zone 10                         | 8.8 b    | 10.6 c | 1.8 b     | 3.0 b | 1.5 a     | 2.3 c | **          | **    | 2.0 b | 2.9 b |
| Zone 11                         | 4.6 b    | 4.8 b  | 4.6 c     | 4.9 c | 3.2 d     | 3.6 d | **          | **    | 3.8 c | 4.0 c |
| Zone 12                         | 3.9 b    | 6.0 b  | 1.9 a     | 5.0 b | 2.1 c     | 2.5 c | 0.1 b       | **    | 2.1 b | 3.9 b |
| Zone 13                         | 1.3 a    | 2.3 a  | 2.3 c     | 5.1 b | 0.8 d     | 3.4 b | 0.0 c       | 2.3 b | 1.3 d | 3.9 b |
| Zone 14                         | 3.0 b    | 4.9 b  | 2.5 a     | 5.6 b | 2.8 b     | 5.0 b | **          | 2.3 c | 2.7 a | 4.8 b |
| Zone 15                         | 4.6 c    | 3.8 b  | 3.4 a     | 2.9 a | 2.8 a     | 3.3 b | 0.2 b       | 1.4 a | 2.8 a | 3.0 a |
| Zone 16                         | 5.4 b    | 5.3 a  | 3.8 b     | 3.9 b | 3.4 b     | 5.3 b | 1.4 d       | 3.3 d | 3.5 b | 4.7 b |
| Zone 17                         | 2.4 c    | 4.1 d  | 1.0 a     | 2.0 c | **        | 1.0 d | **          | **    | **    | 1.7 c |
| Zone 18                         | 4.5 d    | 8.7 c  | 1.2 a     | 2.6 c | 1.6 c     | 1.8 c | 0.1 b       | 0.3 b | 1.4 a | 2.2 c |
| Montréal Island (Zones 1-18)    | 3.8 a    | 4.5 a  | 2.3 a     | 3.4 a | 1.7 a     | 2.5 a | 1.5 b       | 2.1 b | 2.1 a | 3.0 a |
| Laval Zone 19                   | **       | 6.9 b  | 2.8 b     | **    | 2.3 c     | 2.1 c | 1.6 c       | 1.2 d | 2.7 b | 3.8 d |
| Zone 20                         | 0.0 c    | 0.8 d  | **        | 1.7 c | 0.6 b     | 0.7 a | **          | **    | 1.5 c | 1.0 a |
| Zone 21                         | 6.2 a    | 6.1 a  | 2.2 a     | 2.0 b | 1.7 c     | 1.2 a | 0.7 b       | 0.5 b | 2.3 b | 1.9 b |
| Zone 22                         | 0.0 d    | 0.0 d  | 1.1 a     | 1.4 a | 0.8 a     | 0.9 a | 0.6 b       | 0.0 d | 0.8 a | 0.9 a |
| Zone 23                         | 4.8 a    | 1.1 a  | 0.9 a     | 2.1 b | 0.7 b     | 0.3 b | 1.5 d       | 0.6 b | 1.0 a | 0.8 a |
| Zone 24                         | 4.7 c    | 7.9 b  | 0.6 a     | 1.0 a | 0.3 a     | 1.4 a | 0.4 b       | 0.0 c | 0.6 a | 1.4 a |
| Laval (Zones 19-24)             | 5.7 c    | 4.6 b  | 2.7 b     | 3.6 d | 1.2 a     | 1.2 a | 1.1 a       | 0.8 a | 1.8 b | 2.0 b |
| North-Shore Zone 25             | 0.0 d    | 1.2 d  | 0.6 b     | 0.3 b | 0.4 b     | 0.8 d | 0.0 c       | **    | 0.4 b | 1.9 c |
| Zone 26                         | **       | **     | 0.1 b     | **    | 0.3 b     | 0.6 a | **          | **    | 0.2 b | 0.7 a |
| Zone 27                         | 0.0 d    | 0.0 d  | 0.2 b     | 0.0 c | 0.7 b     | 0.0 c | 0.0 c       | 0.0 c | 0.5 a | 0.0 c |
| Zone 28                         | 1.7 b    | 1.5 a  | 1.5 c     | 1.2 a | 1.2 a     | 1.0 a | 1.2 d       | 1.0 d | 1.3 a | 1.0 a |
| Zone 29                         | **       | **     | 3.1 c     | 1.5 a | 2.8 c     | 1.5 b | 0.5 b       | **    | 2.7 b | 2.0 b |
| North-Shore (Zones 25-29)       | 2.4 c    | 4.4 d  | 1.6 a     | 1.2 a | 1.1 a     | 0.8 a | 0.3 b       | 1.9 c | 1.1 a | 1.2 a |
| Laval/North-Shore (Zones 19-29) | 4.1 c    | 4.5 b  | 2.2 b     | 2.5 b | 1.1 a     | 1.0 a | 0.6 a       | 1.4 a | 1.4 a | 1.6 b |
| South-Shore Zone 30             | 1.7 c    | 1.7 c  | 1.9 c     | 2.5 c | 1.0 a     | 2.8 c | **          | 2.9 c | 1.4 a | 2.7 b |
| Zone 31                         | 0.6 a    | 2.2 b  | 1.8 b     | 2.7 a | 0.9 a     | 2.1 b | 1.0 d       | 1.3 d | 1.1 a | 2.1 b |
| Zone 32                         | 0.0 c    | 0.0 c  | 2.7 c     | 1.7 c | 0.9 a     | 1.2 a | **          | **    | 1.2 a | 1.4 a |
| Zone 33                         | **       | 0.0 c  | 0.3 b     | 0.5 b | 0.9 a     | 0.7 b | 0.4 b       | 0.4 b | 0.8 a | 0.6 a |
| Zone 34                         | **       | **     | 1.0 d     | 0.0 c | 0.0 c     | 0.1 b | 0.0 c       | **    | 0.3 b | 0.4 b |
| South-Shore (Zones 30-34)       | 1.2 a    | 1.9 b  | 1.8 a     | 2.2 a | 0.9 a     | 2.0 b | 1.2 d       | 1.8 c | 1.2 a | 2.0 a |
| Zone 35                         | **       | 0.0 d  | 0.0 c     | 0.0 c | 1.1 d     | 0.5 b | 0.0 c       | 0.0 c | 1.0 a | 0.4 b |
| Suburbs (Zones 19-35)           | 2.7 b    | 3.3 b  | 2.0 a     | 2.3 a | 1.0 a     | 1.4 a | 0.9 a       | 1.6 b | 1.3 a | 1.8 a |
| Montréal CMA                    | 3.7 a    | 4.4 a  | 2.2 a     | 3.3 a | 1.5 a     | 2.2 a | 1.4 a       | 2.0 b | 2.0 a | 2.7 a |

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.1.2 Private Apartment Average Rents (\$)  
by Zone and Bedroom Type  
Montréal CMA**

| Zone                            | Bachelor |       | 1 Bedroom |       | 2 Bedroom |         | 3 Bedroom + |         | Total |       |
|---------------------------------|----------|-------|-----------|-------|-----------|---------|-------------|---------|-------|-------|
|                                 | 2005     | 2006  | 2005      | 2006  | 2005      | 2006    | 2005        | 2006    | 2005  | 2006  |
| Montréal Island Zone 1          | 591 a    | 614 a | 849 a     | 857 a | 1,098 a   | 1,112 a | 1,355 b     | 1,538 c | 867 a | 888 a |
| Zone 2                          | 381 b    | 384 b | 443 a     | 481 a | 533 a     | 556 a   | 609 b       | 614 b   | 518 a | 533 a |
| Zone 3                          | 433 a    | 462 a | 540 a     | 541 a | 621 a     | 623 a   | 779 a       | 827 b   | 607 a | 612 a |
| Zone 4                          | 480 a    | 494 a | 660 a     | 671 a | 824 a     | 872 a   | 1,046 c     | 1,115 c | 746 a | 768 a |
| Zone 5                          | 461 a    | 484 a | 605 a     | 625 a | 760 a     | 792 a   | 922 c       | 907 b   | 672 a | 699 a |
| Zone 6                          | 510 a    | 511 a | 611 a     | 606 a | 661 b     | 727 b   | 803 b       | 947 c   | 623 a | 647 a |
| Zone 7                          | 401 b    | 394 a | 437 a     | 457 a | 503 a     | 495 a   | 609 b       | 617 b   | 482 a | 486 a |
| Zone 8                          | 420 a    | 443 a | 461 a     | 470 b | 530 b     | 559 a   | 689 c       | 698 b   | 528 a | 549 a |
| Zone 9                          | 403 b    | 452 b | 472 a     | 499 a | 537 a     | 594 a   | 774 b       | 849 c   | 514 a | 539 a |
| Zone 10                         | 393 b    | 442 b | 527 a     | 555 a | 591 b     | 602 a   | 684 b       | 679 a   | 584 a | 598 a |
| Zone 11                         | **       | 479 c | 547 b     | 545 b | 541 a     | 539 a   | 626 b       | 631 a   | 552 a | 545 a |
| Zone 12                         | 409 a    | 413 a | 493 a     | 496 a | 583 a     | 610 a   | 770 c       | 768 c   | 539 a | 551 a |
| Zone 13                         | 536 a    | 524 a | 635 a     | 648 a | 741 a     | 750 a   | 779 a       | 772 a   | 695 a | 701 a |
| Zone 14                         | 447 b    | 468 a | 532 a     | 535 a | 585 a     | 597 a   | 704 b       | 664 b   | 573 a | 576 a |
| Zone 15                         | 513 a    | 520 a | 738 a     | 746 a | 907 a     | 880 a   | 942 b       | 1,038 a | 828 a | 832 a |
| Zone 16                         | 473 a    | 494 a | 593 a     | 609 a | 686 a     | 717 a   | 768 a       | 791 b   | 655 a | 679 a |
| Zone 17                         | 409 b    | 424 b | 462 b     | 475 a | 535 b     | 546 a   | 669 c       | 718 b   | 536 b | 541 a |
| Zone 18                         | 458 b    | 486 b | 495 a     | 494 a | 538 a     | 554 a   | 668 b       | 652 b   | 550 a | 556 a |
| Montréal Island (Zones 1-18)    | 469 a    | 485 a | 567 a     | 579 a | 625 a     | 645 a   | 764 a       | 804 a   | 604 a | 619 a |
| Laval Zone 19                   | 451 b    | 486 b | 581 a     | 627 a | 640 a     | 681 a   | 827 b       | 895 c   | 640 a | 685 a |
| Zone 20                         | 430 b    | 447 a | 518 a     | 527 a | 586 a     | 594 a   | 645 b       | 649 b   | 575 a | 577 a |
| Zone 21                         | 418 b    | 437 c | 526 a     | 516 a | 536 a     | 548 a   | 566 a       | 580 a   | 539 a | 549 a |
| Zone 22                         | 367 b    | 375 b | 486 a     | 535 a | 526 a     | 548 a   | 597 a       | 604 b   | 523 a | 549 a |
| Zone 23                         | 396 b    | 398 a | 500 b     | 486 a | 579 a     | 594 a   | 651 a       | 703 b   | 573 a | 578 a |
| Zone 24                         | 390 b    | 402 b | 462 a     | 469 a | 561 a     | 574 a   | 674 b       | 696 a   | 559 a | 571 a |
| Laval (Zones 19-24)             | 424 a    | 451 a | 544 a     | 565 a | 592 a     | 616 a   | 696 b       | 738 b   | 591 a | 613 a |
| North-Shore Zone 25             | 364 a    | 398 b | 461 a     | 494 a | 551 a     | 593 a   | 641 b       | 691 a   | 548 a | 593 a |
| Zone 26                         | **       | 358 b | 485 b     | 507 b | 560 a     | 592 a   | 622 b       | 664 b   | 567 a | 591 a |
| Zone 27                         | 384 a    | 441 a | 477 a     | 496 a | 619 a     | 649 a   | 656 a       | 694 a   | 585 a | 614 a |
| Zone 28                         | 420 a    | 410 b | 472 a     | 495 a | 542 a     | 576 a   | 585 b       | 660 a   | 531 a | 565 a |
| Zone 29                         | 376 b    | 384 b | 432 b     | 453 a | 529 a     | 537 a   | 604 a       | 642 b   | 501 a | 519 a |
| North-Shore (Zones 25-29)       | 383 a    | 393 b | 457 a     | 484 a | 558 a     | 588 a   | 617 a       | 667 a   | 544 a | 573 a |
| Laval/North-Shore (Zones 19-29) | 400 a    | 416 a | 502 a     | 528 a | 575 a     | 602 a   | 649 a       | 696 a   | 567 a | 593 a |
| South-Shore Zone 30             | 511 b    | 476 b | 592 a     | 593 a | 635 a     | 647 a   | 760 a       | 756 a   | 641 a | 644 a |
| Zone 31                         | 407 b    | 424 b | 535 a     | 555 a | 614 a     | 611 a   | 678 b       | 712 b   | 599 a | 608 a |
| Zone 32                         | 393 a    | 407 a | 481 a     | 506 a | 581 a     | 598 a   | 628 b       | 652 a   | 565 a | 586 a |
| Zone 33                         | 416 b    | **    | 550 a     | 550 a | 604 a     | 626 a   | 697 a       | 679 b   | 608 a | 622 a |
| Zone 34                         | 389 b    | 382 c | 483 b     | 474 b | 580 a     | 578 a   | 616 a       | 630 a   | 568 a | 568 a |
| South-Shore (Zones 30-34)       | 460 b    | 446 b | 563 a     | 569 a | 616 a     | 625 a   | 714 a       | 717 a   | 615 a | 622 a |
| Zone 35                         | 393 b    | 360 a | 454 a     | 465 a | 610 b     | 600 a   | 701 a       | 720 a   | 594 b | 591 a |
| Suburbs (Zones 19-35)           | 433 a    | 428 a | 534 a     | 548 a | 594 a     | 612 a   | 685 a       | 707 a   | 591 a | 606 a |
| Montréal CMA                    | 466 a    | 481 a | 562 a     | 574 a | 616 a     | 636 a   | 742 a       | 775 a   | 601 a | 616 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**I.1.3 Number of Private Apartment Units Vacant and Universe in October 2006  
by Zone and Bedroom Type  
Montréal CMA**

| Zone                            | Bachelor |        | 1 Bedroom |         | 2 Bedroom |         | 3 Bedroom + |        | Total    |         |
|---------------------------------|----------|--------|-----------|---------|-----------|---------|-------------|--------|----------|---------|
|                                 | Vacant   | Total  | Vacant    | Total   | Vacant    | Total   | Vacant      | Total  | Vacant   | Total   |
| Montréal Island Zone 1          | 156 a    | 5,428  | 309 a     | 8,245   | 141 a     | 4,983   | 37 d        | 1,152  | 643 a    | 19,808  |
| Zone 2                          | **       | 1,232  | 168 c     | 7,428   | 309 c     | 12,224  | **          | 4,528  | 627 c    | 25,413  |
| Zone 3                          | 10 c     | 609    | 219 b     | 3,460   | 129 c     | 5,227   | 20 d        | 1,374  | 377 c    | 10,670  |
| Zone 4                          | 76 a     | 3,563  | 440 b     | 12,659  | 395 c     | 10,779  | 88 d        | 2,803  | 998 b    | 29,803  |
| Zone 5                          | 181 b    | 3,677  | 456 b     | 14,615  | 369 c     | 11,847  | 62 c        | 3,837  | 1,068 b  | 33,976  |
| Zone 6                          | 323 b    | 9,129  | 145 a     | 13,382  | 71 b      | 10,937  | 2 b         | 3,423  | 541 a    | 36,871  |
| Zone 7                          | 223 c    | 3,210  | 400 d     | 10,195  | **        | 16,465  | **          | 3,016  | 956 c    | 32,887  |
| Zone 8                          | **       | 2,392  | 376 d     | 7,048   | **        | 10,678  | **          | 5,250  | 1,002 d  | 25,369  |
| Zone 9                          | 287 d    | 8,270  | 299 c     | 13,006  | **        | 13,785  | **          | 1,601  | 853 c    | 36,662  |
| Zone 10                         | 109 c    | 1,028  | 118 b     | 3,883   | 226 c     | 9,955   | **          | 2,676  | 515 b    | 17,543  |
| Zone 11                         | 69 b     | 1,426  | 255 c     | 5,212   | 393 d     | 10,994  | **          | 1,655  | 777 c    | 19,288  |
| Zone 12                         | 188 b    | 3,125  | 429 b     | 8,525   | 211 c     | 8,324   | **          | 1,597  | 847 b    | 21,570  |
| Zone 13                         | 23 a     | 989    | 283 b     | 5,521   | 217 b     | 6,280   | 39 b        | 1,708  | 562 b    | 14,498  |
| Zone 14                         | 39 b     | 793    | 177 b     | 3,144   | 235 b     | 4,704   | 30 c        | 1,338  | 482 b    | 9,979   |
| Zone 15                         | 10 b     | 275    | 43 a      | 1,462   | 58 b      | 1,768   | 6 a         | 421    | 117 a    | 3,925   |
| Zone 16                         | 46 a     | 862    | 105 b     | 2,699   | 266 b     | 5,047   | 31 d        | 932    | 448 b    | 9,541   |
| Zone 17                         | 30 d     | 738    | 78 c      | 3,818   | 67 d      | 6,704   | **          | 1,491  | 214 c    | 12,751  |
| Zone 18                         | 53 c     | 609    | 51 c      | 1,978   | 139 c     | 7,750   | 3 b         | 905    | 247 c    | 11,242  |
| Montréal Island (Zones 1-18)    | 2,115 a  | 47,356 | 4,350 a   | 126,280 | 3,972 a   | 158,452 | 836 b       | 39,708 | 11,274 a | 371,796 |
| Laval Zone 19                   | 34 b     | 496    | **        | 2,599   | 98 c      | 4,709   | 10 d        | 833    | 327 d    | 8,637   |
| Zone 20                         | 3 d      | 361    | 37 c      | 2,139   | 34 a      | 4,978   | **          | 538    | 81 a     | 8,016   |
| Zone 21                         | 25 a     | 407    | 15 b      | 737     | 11 a      | 969     | 4 b         | 715    | 55 b     | 2,828   |
| Zone 22                         | 0 d      | 63     | 9 a       | 655     | 14 a      | 1,604   | 0 d         | 220    | 23 a     | 2,542   |
| Zone 23                         | 1 a      | 93     | 16 b      | 742     | 4 b       | 1,528   | 2 b         | 326    | 23 a     | 2,689   |
| Zone 24                         | 7 b      | 87     | 5 a       | 502     | 17 a      | 1,231   | 0 c         | 296    | 29 a     | 2,116   |
| Laval (Zones 19-24)             | 70 b     | 1,508  | 267 d     | 7,374   | 178 a     | 15,019  | 22 a        | 2,928  | 537 b    | 26,828  |
| North-Shore Zone 25             | 2 d      | 163    | 2 b       | 749     | 25 d      | 3,039   | **          | 1,079  | 94 c     | 5,031   |
| Zone 26                         | **       | 224    | **        | 1,146   | 28 a      | 5,066   | **          | 1,538  | 55 a     | 7,973   |
| Zone 27                         | 0 d      | 77     | 0 c       | 977     | 0 c       | 2,579   | 0 c         | 465    | 0 c      | 4,098   |
| Zone 28                         | 3 a      | 203    | 13 a      | 1,097   | 30 a      | 3,121   | 7 d         | 731    | 54 a     | 5,153   |
| Zone 29                         | **       | 655    | 36 a      | 2,437   | 56 b      | 3,711   | **          | 1,116  | 161 b    | 7,919   |
| North-Shore (Zones 25-29)       | 58 d     | 1,322  | 75 a      | 6,406   | 140 a     | 17,517  | 92 c        | 4,929  | 364 a    | 30,174  |
| Laval/North-Shore (Zones 19-29) | 127 b    | 2,830  | 341 b     | 13,780  | 318 a     | 32,535  | 114 a       | 7,857  | 901 b    | 57,002  |
| South-Shore Zone 30             | 12 c     | 693    | 139 c     | 5,621   | 302 c     | 10,977  | 94 c        | 3,274  | 547 b    | 20,565  |
| Zone 31                         | 23 b     | 1,063  | 100 a     | 3,759   | 156 b     | 7,575   | 29 d        | 2,330  | 309 b    | 14,727  |
| Zone 32                         | 0 c      | 106    | 20 c      | 1,161   | 45 a      | 3,677   | **          | 836    | 79 a     | 5,780   |
| Zone 33                         | 0 c      | 154    | 3 b       | 578     | 17 b      | 2,552   | 4 b         | 939    | 24 a     | 4,223   |
| Zone 34                         | **       | 63     | 0 c       | 564     | 1 b       | 1,235   | **          | 509    | 10 b     | 2,371   |
| South-Shore (Zones 30-34)       | 40 b     | 2,080  | 262 a     | 11,682  | 522 b     | 26,017  | 145 c       | 7,887  | 968 a    | 47,666  |
| Zone 35                         | 0 d      | 125    | 0 c       | 236     | 6 b       | 1,154   | 0 c         | 201    | 6 b      | 1,716   |
| Suburbs (Zones 19-35)           | 168 b    | 5,035  | 603 a     | 25,698  | 846 a     | 59,706  | 258 b       | 15,946 | 1,875 a  | 106,384 |
| Montréal CMA                    | 2,283 a  | 52,391 | 4,953 a   | 151,978 | 4,818 a   | 218,157 | 1,095 b     | 55,654 | 13,149 a | 478,180 |

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.1.4 Private Apartment Availability Rates (%)  
by Zone and Bedroom Type  
Montréal CMA**

| Zone                            | Bachelor |        | 1 Bedroom |       | 2 Bedroom |       | 3 Bedroom + |       | Total |       |
|---------------------------------|----------|--------|-----------|-------|-----------|-------|-------------|-------|-------|-------|
|                                 | 2005     | 2006   | 2005      | 2006  | 2005      | 2006  | 2005        | 2006  | 2005  | 2006  |
| Montréal Island Zone 1          | 3.1 b    | 3.5 b  | 3.7 b     | 4.7 a | 4.6 b     | 3.6 b | 3.7 d       | 3.4 d | 3.7 a | 4.0 a |
| Zone 2                          | 4.1 d    | **     | 1.4 a     | 3.0 d | 1.2 d     | 2.7 c | **          | **    | 1.4 a | 2.8 c |
| Zone 3                          | 2.2 c    | 1.6 c  | 3.2 b     | 6.4 b | 1.5 a     | 2.5 c | **          | 1.4 d | 2.0 b | 3.5 c |
| Zone 4                          | 2.0 a    | 3.2 b  | 3.9 b     | 4.2 b | 2.1 a     | 4.3 b | 3.5 d       | 3.7 d | 2.9 a | 4.0 b |
| Zone 5                          | 6.5 b    | 6.9 b  | 2.5 a     | 4.7 b | 3.4 c     | 4.0 b | 4.8 d       | 2.1 c | 3.4 b | 4.4 b |
| Zone 6                          | 3.8 b    | 4.0 b  | 2.6 c     | 1.4 a | 1.5 d     | 1.3 d | **          | 0.1 b | 2.5 b | 1.9 b |
| Zone 7                          | **       | 7.2 c  | 2.7 c     | 4.0 d | 1.4 a     | **    | **          | **    | 2.3 b | 3.1 d |
| Zone 8                          | 5.8 d    | **     | **        | 5.9 d | **        | **    | **          | **    | 2.2 c | 4.4 d |
| Zone 9                          | 3.3 d    | 3.9 d  | 3.0 d     | 3.2 d | 0.9 d     | **    | **          | **    | 1.9 c | 2.7 c |
| Zone 10                         | 8.8 b    | 10.8 c | 1.8 b     | 3.5 b | 1.5 a     | 3.3 c | **          | **    | 2.0 b | 3.7 b |
| Zone 11                         | 6.8 c    | 5.0 b  | 5.5 b     | 5.4 c | 5.2 d     | 4.2 d | 5.8 d       | **    | 5.5 c | 4.9 c |
| Zone 12                         | 5.2 b    | 6.4 b  | 3.7 c     | 5.3 b | 3.1 d     | 3.4 d | 0.1 b       | **    | 3.4 c | 4.5 b |
| Zone 13                         | 2.1 a    | 2.6 a  | 6.2 b     | 5.6 a | 3.1 c     | 3.7 b | 0.6 a       | 2.8 b | 3.9 c | 4.2 b |
| Zone 14                         | 4.6 b    | 5.4 b  | 4.2 b     | 6.2 b | 3.9 c     | 5.8 b | **          | 2.7 c | 3.9 b | 5.5 b |
| Zone 15                         | 5.6 b    | 5.3 a  | 3.9 a     | 3.7 a | 2.9 a     | 4.2 b | 0.9 a       | 2.2 b | 3.2 b | 3.9 a |
| Zone 16                         | 5.4 b    | 5.3 a  | 4.1 b     | 4.1 b | 3.6 b     | 5.9 b | 1.4 d       | 4.3 c | 3.7 b | 5.2 a |
| Zone 17                         | **       | 4.5 d  | 1.0 a     | 2.3 c | **        | **    | **          | **    | **    | 2.1 c |
| Zone 18                         | 4.5 d    | 8.7 c  | 1.6 c     | 2.7 c | 1.7 c     | 1.9 c | 0.1 b       | 0.6 b | 1.5 c | 2.3 c |
| Montréal Island (Zones 1-18)    | 4.4 a    | 5.1 a  | 3.2 a     | 4.1 a | 2.3 a     | 3.0 a | 1.8 b       | 2.6 b | 2.8 a | 3.6 a |
| Laval Zone 19                   | **       | 6.9 b  | 2.8 b     | **    | 2.7 c     | 3.5 c | 1.6 c       | 1.3 a | 2.9 b | 4.7 d |
| Zone 20                         | 0.0 c    | 0.8 d  | **        | 1.7 c | 0.6 b     | 0.7 a | **          | **    | 1.5 c | 1.0 a |
| Zone 21                         | 6.5 a    | 6.4 a  | 2.7 a     | 2.4 b | 1.7 c     | 1.2 a | 0.7 b       | 0.5 b | 2.4 b | 2.1 b |
| Zone 22                         | 0.0 d    | 0.0 d  | 1.2 a     | 1.8 b | 1.4 a     | 0.9 a | **          | 0.0 d | 1.3 a | 1.0 a |
| Zone 23                         | 4.8 a    | 1.1 a  | 1.1 a     | 2.1 b | 1.5 a     | 0.3 b | **          | 0.6 b | 1.6 c | 0.8 a |
| Zone 24                         | 5.7 c    | 10.1 c | 1.8 c     | 1.3 a | 0.6 a     | 2.2 b | 0.4 b       | 0.0 c | 1.0 a | 2.0 b |
| Laval (Zones 19-24)             | 5.8 c    | 4.8 b  | 2.8 b     | 3.9 c | 1.4 a     | 1.7 b | 1.3 a       | 0.8 a | 2.0 a | 2.4 b |
| North-Shore Zone 25             | 0.0 d    | 1.2 d  | 1.0 d     | 0.4 b | 0.4 b     | 0.8 d | 0.0 c       | **    | 0.5 a | 1.9 c |
| Zone 26                         | **       | **     | 0.7 b     | 3.0 c | 0.3 b     | 0.6 a | 0.1 b       | **    | 0.3 b | 0.8 a |
| Zone 27                         | 0.0 d    | 0.0 d  | 0.5 b     | 1.2 d | 1.0 a     | 0.4 b | 0.0 c       | **    | 0.7 a | 0.6 b |
| Zone 28                         | 2.6 b    | 1.5 a  | 2.5 b     | 1.5 a | 1.4 a     | 1.4 a | **          | 1.1 d | 1.8 b | 1.4 a |
| Zone 29                         | **       | **     | 3.1 c     | 1.9 c | 2.8 c     | 1.5 b | **          | **    | 3.1 c | 2.2 b |
| North-Shore (Zones 25-29)       | 3.0 c    | 4.7 d  | 2.0 a     | 1.7 b | 1.1 a     | 0.9 a | 1.0 d       | 2.0 c | 1.4 a | 1.4 a |
| Laval/North-Shore (Zones 19-29) | 4.4 c    | 4.8 b  | 2.4 a     | 2.9 b | 1.3 a     | 1.3 a | 1.1 a       | 1.5 c | 1.7 a | 1.9 a |
| South-Shore Zone 30             | 1.7 c    | 1.9 c  | 2.5 c     | 3.5 c | 1.2 a     | 3.2 d | **          | 3.0 d | 1.8 b | 3.2 c |
| Zone 31                         | 0.6 a    | 2.3 b  | 2.1 a     | 3.1 b | 1.4 a     | 3.0 b | **          | 2.4 c | 1.5 a | 2.9 a |
| Zone 32                         | 0.0 c    | 0.0 c  | 2.7 c     | 1.7 c | 0.9 a     | 1.4 a | **          | **    | 1.4 a | 1.5 b |
| Zone 33                         | **       | 0.0 c  | 0.3 b     | 0.6 b | 1.0 a     | 0.8 a | 0.4 b       | 0.4 b | 0.9 a | 0.7 a |
| Zone 34                         | **       | **     | 1.3 a     | 0.5 b | 0.9 d     | 0.4 b | 0.6 b       | **    | 1.0 a | 0.7 a |
| South-Shore (Zones 30-34)       | 1.2 a    | 2.0 b  | 2.2 a     | 2.9 a | 1.2 a     | 2.5 b | 1.9 c       | 2.3 c | 1.5 a | 2.5 a |
| Zone 35                         | **       | 0.0 d  | 0.0 c     | 0.0 c | 1.1 d     | 1.0 a | 0.0 c       | 0.0 c | 1.0 a | 0.7 a |
| Suburbs (Zones 19-35)           | 2.9 b    | 3.5 b  | 2.3 a     | 2.9 a | 1.2 a     | 1.8 a | 1.5 c       | 1.9 b | 1.6 a | 2.2 a |
| Montréal CMA                    | 4.3 a    | 4.9 a  | 3.0 a     | 3.9 a | 2.0 a     | 2.7 a | 1.7 b       | 2.4 a | 2.5 a | 3.3 a |

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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**1.2.1 Private Apartment Vacancy Rates (%)  
by Year of Construction and Bedroom Type  
Montréal CMA**

| Year of Construction                   | Bachelor |       | 1 Bedroom |       | 2 Bedroom |       | 3 Bedroom + |       | Total |       |
|--|----------|-------|-----------|-------|-----------|-------|-------------|-------|-------|-------|
|  | 2005     | 2006  | 2005      | 2006  | 2005      | 2006  | 2005        | 2006  | 2005  | 2006  |
| <b>Montréal Island (Zones 1-18)</b>    |          |       |           |       |           |       |             |       |       |       |
| Unknown                                | **       | **    | **        | 1.7 c | **        | 1.0 a | **          | **    | 0.4 b | 1.6 c |
| Pre 1940                               | 3.3 d    | 5.1 c | 2.3 c     | 2.5 c | 1.4 a     | 2.1 c | 1.8 c       | 1.8 c | 1.9 b | 2.4 b |
| 1940 - 1959                            | 3.1 c    | 2.8 a | 1.1 a     | 2.4 b | 1.5 a     | 2.7 b | 0.6 a       | 3.0 d | 1.5 a | 2.6 b |
| 1960 - 1974                            | 4.2 a    | 4.7 a | 2.8 a     | 4.4 a | 2.0 a     | 3.0 a | 2.0 c       | 2.4 b | 2.6 a | 3.8 a |
| 1975 - 1989                            | 3.6 a    | 3.2 a | 2.0 a     | 4.2 b | 1.5 b     | 2.5 b | 1.4 a       | 1.9 b | 1.9 a | 3.1 b |
| 1990+                                  | 5.5 b    | 7.6 a | 3.8 d     | 4.5 b | 2.8 c     | 3.8 d | **          | **    | 3.3 c | 4.4 b |
| Total                                  | 3.8 a    | 4.5 a | 2.3 a     | 3.4 a | 1.7 a     | 2.5 a | 1.5 b       | 2.1 b | 2.1 a | 3.0 a |
| <b>Laval/North-Shore (Zones 19-29)</b> |          |       |           |       |           |       |             |       |       |       |
| Unknown                                | **       | **    | **        | **    | **        | 0.7 b | **          | **    | **    | **    |
| Pre 1940                               | 0.0 d    | **    | 0.4 b     | **    | **        | **    | 0.0 d       | 0.0 d | 1.5 d | 1.9 c |
| 1940 - 1959                            | **       | **    | 0.0 c     | **    | **        | 0.4 b | **          | 0.0 d | **    | 1.4 d |
| 1960 - 1974                            | 1.9 c    | 4.0 d | 2.5 c     | 2.0 c | 1.1 a     | 0.9 a | 1.0 a       | 0.9 a | 1.5 b | 1.4 a |
| 1975 - 1989                            | 7.6 c    | 5.3 b | 1.5 b     | 2.3 b | 0.8 a     | 0.7 a | 0.8 a       | 0.4 b | 1.2 a | 1.2 a |
| 1990+                                  | 1.6 b    | 3.5 d | 3.6 c     | **    | 1.4 a     | 1.6 c | 0.2 b       | 3.1 d | 1.8 b | 2.4 c |
| Total                                  | 4.1 c    | 4.5 b | 2.2 b     | 2.5 b | 1.1 a     | 1.0 a | 0.6 a       | 1.4 a | 1.4 a | 1.6 b |
| <b>South-Shore (Zones 30-34)</b>       |          |       |           |       |           |       |             |       |       |       |
| Unknown                                | **       | **    | **        | **    | **        | **    | **          | **    | **    | **    |
| Pre 1940                               | **       | **    | 0.0 d     | **    | 0.0 d     | 0.0 d | 0.0 d       | **    | 0.0 c | **    |
| 1940 - 1959                            | **       | **    | **        | **    | **        | **    | **          | **    | **    | **    |
| 1960 - 1974                            | 2.0 c    | 2.3 c | 1.7 c     | 3.4 c | 0.7 a     | 2.9 c | **          | 3.1 d | 1.3 a | 3.1 c |
| 1975 - 1989                            | 0.7 a    | 2.0 b | 1.8 a     | 1.7 b | 0.7 a     | 1.6 b | 0.6 b       | 0.9 d | 0.9 a | 1.5 b |
| 1990+                                  | 0.3 a    | 1.8 a | 1.9 c     | 2.5 b | 2.1 c     | 1.4 a | 0.0 c       | **    | 1.6 c | 1.8 c |
| Total                                  | 1.2 a    | 1.9 b | 1.8 a     | 2.2 a | 0.9 a     | 2.0 b | 1.2 d       | 1.8 c | 1.2 a | 2.0 a |
| <b>Montréal CMA</b>                    |          |       |           |       |           |       |             |       |       |       |
| Unknown                                | **       | **    | **        | 1.6 c | 0.3 b     | 1.1 a | **          | **    | 0.5 b | 1.6 c |
| Pre 1940                               | 3.2 d    | 5.0 c | 2.3 c     | 2.4 c | 1.4 a     | 2.0 c | 1.7 c       | 1.8 c | 1.8 b | 2.4 b |
| 1940 - 1959                            | 3.0 c    | 2.8 a | 1.2 a     | 2.3 b | 1.5 a     | 2.6 b | 0.6 a       | 2.8 c | 1.5 a | 2.5 b |
| 1960 - 1974                            | 4.1 a    | 4.6 a | 2.7 a     | 4.2 a | 1.7 a     | 2.8 a | 1.9 c       | 2.3 b | 2.4 a | 3.5 a |
| 1975 - 1989                            | 3.7 a    | 3.4 a | 1.8 a     | 3.3 b | 1.1 a     | 1.7 a | 1.0 a       | 1.2 a | 1.5 a | 2.2 a |
| 1990+                                  | 4.6 b    | 6.4 a | 3.5 c     | 3.9 c | 2.2 c     | 2.5 b | 0.5 b       | 2.6 c | 2.5 b | 3.2 b |
| Total                                  | 3.7 a    | 4.4 a | 2.2 a     | 3.3 a | 1.5 a     | 2.2 a | 1.4 a       | 2.0 b | 2.0 a | 2.7 a |

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.2.2 Private Apartment Average Rents (\$)  
by Year of Construction and Bedroom Type  
Montréal CMA**

| Year of Construction                   | Bachelor |      | 1 Bedroom |      | 2 Bedroom |      | 3 Bedroom + |      | Total |      |     |     |   |
|--|----------|------|-----------|------|-----------|------|-------------|------|-------|------|-----|-----|---|
|  | 2005     | 2006 | 2005      | 2006 | 2005      | 2006 | 2005        | 2006 | 2005  | 2006 |     |     |   |
| <b>Montréal Island (Zones 1-18)</b>    |          |      |           |      |           |      |             |      |       |      |     |     |   |
| Unknown                                | **       | 422  | b         | 502  | b         | 495  | a           | 591  | c     | 569  | a   |     |   |
| Pre 1940                               | 453      | b    | 460       | b    | 489       | a    | 513         | a    | 564   | a    | 603 | a   |   |
| 1940 - 1959                            | 420      | a    | 444       | a    | 516       | a    | 537         | a    | 587   | a    | 608 | a   |   |
| 1960 - 1974                            | 478      | a    | 493       | a    | 599       | a    | 619         | a    | 651   | a    | 683 | a   |   |
| 1975 - 1989                            | 567      | a    | 578       | b    | 645       | a    | 652         | a    | 669   | a    | 680 | a   |   |
| 1990+                                  | 459      | c    | 533       | b    | 623       | c    | 618         | c    | 738   | b    | 722 | b   |   |
| Total                                  | 469      | a    | 485       | a    | 567       | a    | 579         | a    | 625   | a    | 645 | a   |   |
| <b>Laval/North-Shore (Zones 19-29)</b> |          |      |           |      |           |      |             |      |       |      |     |     |   |
| Unknown                                | **       | 314  | b         | 362  | c         | 422  | a           | **   | 474   | a    | **  | 533 | b |
| Pre 1940                               | 372      | a    | 369       | b    | 429       | b    | 449         | b    | 516   | a    | 533 | b   |   |
| 1940 - 1959                            | **       | **   | 451       | b    | 440       | b    | 486         | a    | 502   | a    | 593 | c   |   |
| 1960 - 1974                            | 420      | b    | 430       | a    | 555       | a    | 568         | a    | 560   | a    | 587 | a   |   |
| 1975 - 1989                            | 396      | a    | 433       | b    | 486       | a    | 521         | a    | 566   | a    | 584 | a   |   |
| 1990+                                  | **       | **   | 507       | b    | 517       | b    | 649         | a    | 703   | a    | 710 | a   |   |
| Total                                  | 400      | a    | 416       | a    | 502       | a    | 528         | a    | 575   | a    | 602 | a   |   |
| <b>South-Shore (Zones 30-34)</b>       |          |      |           |      |           |      |             |      |       |      |     |     |   |
| Unknown                                | n/s      | **   | **        | 471  | c         | **   | 513         | c    | **    | 612  | c   |     |   |
| Pre 1940                               | **       | **   | **        | 446  | c         | 532  | b           | 548  | b     | **   | **  |     |   |
| 1940 - 1959                            | **       | 400  | b         | 435  | b         | 461  | b           | 545  | b     | 550  | b   |     |   |
| 1960 - 1974                            | 493      | b    | 436       | b    | 592       | a    | 591         | a    | 629   | b    | 640 | b   |   |
| 1975 - 1989                            | 458      | c    | 486       | c    | 560       | b    | 567         | b    | 585   | a    | 606 | a   |   |
| 1990+                                  | 351      | b    | 381       | b    | 576       | b    | 603         | b    | 701   | a    | 707 | a   |   |
| Total                                  | 460      | b    | 446       | b    | 563       | a    | 569         | a    | 616   | a    | 625 | a   |   |
| <b>Montréal CMA</b>                    |          |      |           |      |           |      |             |      |       |      |     |     |   |
| Unknown                                | **       | 413  | b         | 489  | b         | 492  | a           | 590  | b     | 565  | a   |     |   |
| Pre 1940                               | 451      | b    | 457       | b    | 487       | a    | 512         | a    | 562   | a    | 602 | a   |   |
| 1940 - 1959                            | 420      | a    | 444       | a    | 512       | a    | 533         | a    | 583   | a    | 602 | a   |   |
| 1960 - 1974                            | 477      | a    | 490       | a    | 596       | a    | 614         | a    | 640   | a    | 667 | a   |   |
| 1975 - 1989                            | 536      | a    | 551       | a    | 593       | a    | 607         | a    | 614   | a    | 630 | a   |   |
| 1990+                                  | 445      | c    | 500       | c    | 584       | b    | 587         | b    | 701   | a    | 710 | a   |   |
| Total                                  | 466      | a    | 481       | a    | 562       | a    | 574         | a    | 616   | a    | 636 | a   |   |

The following letter codes are used to indicate the reliability of the estimates ( $cv$  = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/a: No units exist in universe for this category n/s: No units exist in the sample for this category n/r: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.3.1 Private Apartment Vacancy Rates (%)  
by Structure Size and Bedroom Type  
Montréal CMA**

| Size                                   | Bachelor |       | 1 Bedroom |       | 2 Bedroom |       | 3 Bedroom + |       | Total |       |
|--|----------|-------|-----------|-------|-----------|-------|-------------|-------|-------|-------|
|  | 2005     | 2006  | 2005      | 2006  | 2005      | 2006  | 2005        | 2006  | 2005  | 2006  |
| <b>Montréal Island (Zones 1-18)</b>    |          |       |           |       |           |       |             |       |       |       |
| 3 to 5 Units                           | **       | 0.0 b | **        | 2.4 c | 1.3 a     | 2.1 c | 1.2 d       | 2.2 c | 1.4 a | 2.1 c |
| 6 to 19 Units                          | 4.3 d    | 5.9 d | 1.3 a     | 3.0 b | 1.6 b     | 2.1 b | 1.5 c       | 1.8 c | 1.7 b | 2.6 a |
| 20 to 49 Units                         | 4.0 a    | 5.5 a | 2.9 a     | 4.4 a | 2.1 a     | 3.5 a | 2.4 a       | 2.5 a | 2.9 a | 4.3 a |
| 50 to 99 Units                         | 4.2 a    | 4.0 a | 2.6 a     | 5.1 a | 2.5 a     | 3.5 a | 2.0 a       | 2.6 a | 2.9 a | 4.2 a |
| 100+ Units                             | 3.5 a    | 3.6 a | 3.4 a     | 3.4 a | 2.8 a     | 4.1 a | 3.1 a       | 3.9 a | 3.3 a | 3.6 a |
| Total                                  | 3.8 a    | 4.5 a | 2.3 a     | 3.4 a | 1.7 a     | 2.5 a | 1.5 b       | 2.1 b | 2.1 a | 3.0 a |
| <b>Laval/North-Shore (Zones 19-29)</b> |          |       |           |       |           |       |             |       |       |       |
| 3 to 5 Units                           | **       | **    | 0.1 b     | 0.5 b | 1.1 d     | 0.7 b | 0.1 b       | 2.0 c | 0.6 b | 1.2 a |
| 6 to 19 Units                          | **       | **    | 1.5 d     | 1.3 a | 0.7 a     | 0.5 a | 0.7 b       | 0.5 b | 0.8 a | 0.8 a |
| 20 to 49 Units                         | 6.3 a    | 5.2 a | 1.9 a     | 2.8 a | 1.4 a     | 1.8 a | 2.0 a       | 1.5 a | 2.0 a | 2.4 a |
| 50 to 99 Units                         | 2.0 a    | 0.7 a | 0.9 a     | 2.2 b | 2.3 a     | 4.1 a | 0.0 a       | 2.2 a | 1.5 a | 2.9 a |
| 100+ Units                             | 6.3 a    | 4.6 a | 5.0 a     | 5.0 b | 4.1 a     | 3.6 b | 3.0 a       | **    | 4.8 a | 4.4 b |
| Total                                  | 4.1 c    | 4.5 b | 2.2 b     | 2.5 b | 1.1 a     | 1.0 a | 0.6 a       | 1.4 a | 1.4 a | 1.6 b |
| <b>South-Shore (Zones 30-34)</b>       |          |       |           |       |           |       |             |       |       |       |
| 3 to 5 Units                           | **       | **    | **        | **    | **        | **    | **          | **    | 0.6 b | 1.7 c |
| 6 to 19 Units                          | 0.5 b    | **    | **        | **    | 0.6 a     | 2.1 c | **          | **    | 1.0 a | 2.0 c |
| 20 to 49 Units                         | 2.2 a    | 2.8 a | 2.0 a     | 2.6 a | 1.0 a     | 1.6 a | 1.1 a       | 4.0 b | 1.5 a | 2.3 a |
| 50 to 99 Units                         | 1.5 a    | 3.1 a | 2.5 a     | 3.4 a | 2.6 a     | 3.4 b | 1.4 a       | 2.4 a | 2.4 a | 3.3 a |
| 100+ Units                             | 0.6 a    | 2.1 a | 1.7 a     | 1.6 a | 1.2 a     | 0.6 a | 0.7 a       | 1.1 a | 1.3 a | 1.3 a |
| Total                                  | 1.2 a    | 1.9 b | 1.8 a     | 2.2 a | 0.9 a     | 2.0 b | 1.2 d       | 1.8 c | 1.2 a | 2.0 a |
| <b>Montréal CMA</b>                    |          |       |           |       |           |       |             |       |       |       |
| 3 to 5 Units                           | **       | 0.4 b | **        | 2.2 c | 1.2 a     | 1.9 c | 1.0 d       | 2.1 c | 1.3 a | 2.0 b |
| 6 to 19 Units                          | 4.0 d    | 5.6 d | 1.3 a     | 2.7 b | 1.3 a     | 1.8 a | 1.5 a       | 1.6 b | 1.5 a | 2.2 a |
| 20 to 49 Units                         | 4.1 a    | 5.4 a | 2.8 a     | 4.1 a | 1.8 a     | 3.0 a | 2.1 a       | 2.7 a | 2.6 a | 3.8 a |
| 50 to 99 Units                         | 4.1 a    | 3.9 a | 2.5 a     | 4.8 a | 2.5 a     | 3.5 a | 1.8 a       | 2.5 a | 2.8 a | 4.1 a |
| 100+ Units                             | 3.5 a    | 3.5 a | 3.4 a     | 3.4 a | 2.8 a     | 3.7 a | 2.8 a       | 3.5 b | 3.3 a | 3.5 a |
| Total                                  | 3.7 a    | 4.4 a | 2.2 a     | 3.3 a | 1.5 a     | 2.2 a | 1.4 a       | 2.0 b | 2.0 a | 2.7 a |

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.3.2 Private Apartment Average Rents (\$)  
by Structure Size and Bedroom Type  
Montréal CMA**

| Size                                   | Bachelor |      | 1 Bedroom |      | 2 Bedroom |      | 3 Bedroom + |      | Total |      |
|--|----------|------|-----------|------|-----------|------|-------------|------|-------|------|
|  | 2005     | 2006 | 2005      | 2006 | 2005      | 2006 | 2005        | 2006 | 2005  | 2006 |
| <b>Montréal Island (Zones 1-18)</b>    |          |      |           |      |           |      |             |      |       |      |
| 3 to 5 Units                           | 416      | b    | 441       | b    | 448       | a    | 477         | a    | 553   | a    |
| 6 to 19 Units                          | 413      | b    | 421       | b    | 488       | a    | 504         | a    | 555   | a    |
| 20 to 49 Units                         | 427      | a    | 438       | a    | 543       | a    | 558         | a    | 680   | a    |
| 50 to 99 Units                         | 474      | a    | 492       | a    | 639       | a    | 647         | a    | 811   | a    |
| 100+ Units                             | 604      | a    | 619       | a    | 782       | a    | 798         | a    | 999   | a    |
| Total                                  | 469      | a    | 485       | a    | 567       | a    | 579         | a    | 625   | a    |
| <b>Laval/North-Shore (Zones 19-29)</b> |          |      |           |      |           |      |             |      |       |      |
| 3 to 5 Units                           | 376      | c    | 364       | c    | 437       | a    | 471         | a    | 581   | a    |
| 6 to 19 Units                          | 368      | a    | 379       | b    | 477       | a    | 482         | a    | 552   | a    |
| 20 to 49 Units                         | 402      | a    | 446       | a    | 490       | a    | 511         | a    | 572   | a    |
| 50 to 99 Units                         | 421      | b    | 412       | b    | 524       | a    | 549         | a    | 598   | a    |
| 100+ Units                             | 500      | c    | 529       | c    | 684       | b    | 697         | a    | 771   | a    |
| Total                                  | 400      | a    | 416       | a    | 502       | a    | 528         | a    | 575   | a    |
| <b>South-Shore (Zones 30-34)</b>       |          |      |           |      |           |      |             |      |       |      |
| 3 to 5 Units                           | 372      | c    | **        |      | 445       | a    | 475         | a    | 586   | a    |
| 6 to 19 Units                          | 371      | b    | 388       | b    | 470       | a    | 498         | a    | 555   | a    |
| 20 to 49 Units                         | 400      | a    | 419       | a    | 513       | a    | 540         | a    | 602   | a    |
| 50 to 99 Units                         | 415      | b    | 439       | b    | 610       | a    | 616         | a    | 730   | a    |
| 100+ Units                             | 656      | a    | 616       | c    | 740       | a    | 720         | a    | 844   | a    |
| Total                                  | 460      | b    | 446       | b    | 563       | a    | 569         | a    | 616   | a    |
| <b>Montréal CMA</b>                    |          |      |           |      |           |      |             |      |       |      |
| 3 to 5 Units                           | 413      | b    | 434       | b    | 447       | a    | 477         | a    | 559   | a    |
| 6 to 19 Units                          | 410      | b    | 418       | a    | 486       | a    | 501         | a    | 555   | a    |
| 20 to 49 Units                         | 425      | a    | 438       | a    | 536       | a    | 552         | a    | 653   | a    |
| 50 to 99 Units                         | 471      | a    | 489       | a    | 633       | a    | 641         | a    | 785   | a    |
| 100+ Units                             | 605      | a    | 617       | a    | 772       | a    | 783         | a    | 944   | a    |
| Total                                  | 466      | a    | 481       | a    | 562       | a    | 574         | a    | 616   | a    |

The following letter codes are used to indicate the reliability of the estimates ( $cv = \text{coefficient of variation}$ ):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.3.3 Private Apartment Vacancy Rates (%)  
by Structure Size and Zone  
Montréal CMA**

| Zone                            | 3-5          |              | 6-19         |              | 20-49        |              | 50-99        |              | 100+         |              |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                                 | 2005         | 2006         | 2005         | 2006         | 2005         | 2006         | 2005         | 2006         | 2005         | 2006         |
| Montréal Island Zone 1          | **           | **           | **           | 5.0 d        | 3.7 a        | 2.8 a        | 3.2 a        | 4.1 a        | 3.7 a        | 2.7 a        |
| Zone 2                          | **           | **           | 1.4 a        | 2.3 c        | 2.5 a        | 4.9 a        | 0.7 a        | 7.8 a        | **           | **           |
| Zone 3                          | **           | **           | **           | 4.0 d        | 0.0 a        | 3.8 a        | 0.0 a        | 5.9 a        | 0.6 a        | 5.8 a        |
| Zone 4                          | **           | **           | 1.0 d        | 2.4 c        | 3.0 a        | 3.3 a        | 2.7 a        | 2.9 a        | 3.2 a        | 4.4 a        |
| Zone 5                          | **           | **           | 2.0 c        | 2.1 c        | 2.4 a        | 4.3 a        | 4.2 a        | 5.9 a        | 1.6 a        | 1.6 a        |
| Zone 6                          | **           | **           | 2.1 c        | 2.0 c        | 3.1 a        | 3.1 a        | 5.8 a        | 2.8 a        | 2.0 a        | 1.2 a        |
| Zone 7                          | **           | **           | 1.3 d        | **           | 5.6 a        | 7.0 a        | 4.3 c        | 8.2 a        | 6.6 a        | 8.8 a        |
| Zone 8                          | **           | **           | 1.0 d        | 4.1 d        | 4.0 a        | 5.8 a        | 5.6 a        | 7.7 a        | **           | **           |
| Zone 9                          | **           | **           | **           | **           | 2.8 a        | 2.7 a        | 2.6 a        | 3.5 a        | 2.3 a        | 6.1 a        |
| Zone 10                         | **           | **           | 2.7 c        | 2.6 c        | 1.7 a        | 3.0 a        | 1.0 a        | 4.5 a        | 6.8 a        | 8.1 a        |
| Zone 11                         | **           | **           | 3.7 d        | 3.6 d        | 5.1 a        | 5.0 a        | 4.5 a        | 6.4 a        | 3.5 a        | 3.3 a        |
| Zone 12                         | **           | **           | 1.9 c        | 3.7 d        | 3.2 a        | 6.4 a        | 1.4 a        | 1.4 a        | 2.1 a        | 1.5 a        |
| Zone 13                         | **           | 1.9 a        | 0.0 c        | 3.4 c        | 0.2 a        | 2.5 a        | 0.0 a        | 3.9 a        | 4.1 a        | 5.2 a        |
| Zone 14                         | **           | 2.6 c        | 2.8 c        | 5.2 d        | 3.2 a        | 5.4 a        | 3.7 a        | 4.6 a        | **           | **           |
| Zone 15                         | 0.0 d        | 1.8 c        | **           | 2.1 c        | 2.4 a        | 3.5 b        | 2.3 a        | 4.2 a        | 4.1 a        | 3.0 a        |
| Zone 16                         | **           | **           | 1.7 c        | 6.2 c        | 1.7 a        | 5.3 a        | 4.8 a        | 4.2 a        | 5.4 a        | 3.8 a        |
| Zone 17                         | **           | **           | 0.9 d        | 1.3 a        | 2.2 a        | 3.1 a        | **           | **           | **           | **           |
| Zone 18                         | **           | **           | 0.8 d        | 1.5 c        | 1.6 a        | 2.0 a        | 3.3 a        | 1.9 a        | 0.5 a        | 7.0 a        |
| Montréal Island (Zones 1-18)    | 1.4 a        | 2.1 c        | 1.7 b        | 2.6 a        | 2.9 a        | 4.3 a        | 2.9 a        | 4.2 a        | 3.3 a        | 3.6 a        |
| Laval Zone 19                   | **           | 1.2 d        | **           | 1.1 d        | 1.6 a        | 3.0 a        | 0.9 a        | 0.5 a        | 4.7 a        | **           |
| Zone 20                         | 0.6 b        | **           | 0.9 d        | 0.8 d        | 0.0 a        | 2.3 a        | n/u          | n/u          | **           | **           |
| Zone 21                         | 0.7 b        | **           | 2.0 c        | 1.6 c        | 4.7 a        | 5.3 a        | **           | **           | 3.0 a        | 1.9 a        |
| Zone 22                         | **           | **           | 0.6 b        | 0.3 b        | 1.2 a        | 1.4 a        | **           | **           | **           | **           |
| Zone 23                         | 0.5 b        | 0.5 b        | 0.7 b        | 0.5 b        | 2.2 a        | 3.3 a        | **           | **           | **           | **           |
| Zone 24                         | 0.0 c        | **           | 0.3 b        | 1.0 a        | 1.5 a        | 1.2 a        | **           | **           | **           | **           |
| Laval (Zones 19-24)             | 1.1 d        | 0.9 a        | 1.1 a        | 0.8 a        | 1.4 a        | 2.5 a        | 1.6 a        | 2.4 a        | 4.5 a        | 5.3 c        |
| North-Shore Zone 25             | 0.0 c        | 5.2 d        | 0.1 b        | 0.1 b        | 2.4 a        | 1.9 a        | **           | **           | **           | **           |
| Zone 26                         | **           | **           | 0.3 b        | 0.3 b        | 0.6 a        | 5.7 a        | 0.7 a        | 4.2 a        | 0.0 a        | 0.0 a        |
| Zone 27                         | 0.0 c        | 0.0 c        | 0.7 b        | 0.0 c        | 0.5 a        | 0.0 a        | n/u          | n/u          | n/u          | n/u          |
| Zone 28                         | **           | 0.6 b        | 0.6 b        | 0.6 b        | 1.5 a        | 0.9 a        | 3.0 a        | 5.8 a        | **           | **           |
| Zone 29                         | **           | 0.7 b        | 1.4 a        | 2.2 c        | 7.4 b        | 3.8 a        | **           | **           | 10.0 a       | 4.6 a        |
| North-Shore (Zones 25-29)       | 0.4 b        | 1.3 a        | 0.6 a        | 0.7 a        | 2.7 a        | 2.3 a        | 1.3 a        | 3.5 a        | 5.5 a        | 2.0 a        |
| Laval/North-Shore (Zones 19-29) | 0.6 b        | 1.2 a        | 0.8 a        | 0.8 a        | 2.0 a        | 2.4 a        | 1.5 a        | 2.9 a        | 4.8 a        | 4.4 b        |
| South-Shore Zone 30             | **           | **           | 1.3 d        | 3.2 d        | 1.6 a        | 2.6 a        | 3.2 a        | 3.7 a        | 0.9 a        | 1.1 a        |
| Zone 31                         | **           | **           | 0.5 b        | 1.1 d        | 1.6 a        | 2.2 a        | 2.1 a        | 3.4 a        | 1.8 a        | 2.0 a        |
| Zone 32                         | 0.7 b        | **           | 1.1 d        | 1.1 d        | 1.2 a        | 1.7 a        | 2.5 a        | 3.0 a        | **           | **           |
| Zone 33                         | 0.3 b        | **           | 1.0 a        | 0.6 b        | 0.5 a        | 1.8 a        | 2.4 a        | **           | **           | **           |
| Zone 34                         | 0.0 c        | 0.6 b        | 0.3 b        | 0.0 c        | 1.1 a        | 1.7 c        | **           | **           | **           | **           |
| South-Shore (Zones 30-34)       | 0.6 b        | 1.7 c        | 1.0 a        | 2.0 c        | 1.5 a        | 2.3 a        | 2.4 a        | 3.3 a        | 1.3 a        | 1.3 a        |
| Zone 35                         | **           | 0.0 c        | **           | 0.6 b        | **           | **           | n/u          | n/u          | **           | **           |
| Suburbs (Zones 19-35)           | 0.7 a        | 1.3 a        | 0.9 a        | 1.3 a        | 1.7 a        | 2.3 a        | 2.1 a        | 3.2 a        | 3.3 a        | 3.2 b        |
| <b>Montréal CMA</b>             | <b>1.3 a</b> | <b>2.0 b</b> | <b>1.5 a</b> | <b>2.2 a</b> | <b>2.6 a</b> | <b>3.8 a</b> | <b>2.8 a</b> | <b>4.1 a</b> | <b>3.3 a</b> | <b>3.5 a</b> |

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.4 Private Apartment Vacancy Rates (%)  
by Rent Range and Bedroom Type  
Montréal CMA**

| <b>Rent Range</b>                      | <b>Bachelor</b> |             | <b>1 Bedroom</b> |             | <b>2 Bedroom</b> |             | <b>3 Bedroom +</b> |             | <b>Total</b> |             |
|--|-----------------|-------------|------------------|-------------|------------------|-------------|--------------------|-------------|--------------|-------------|
|  | <b>2005</b>     | <b>2006</b> | <b>2005</b>      | <b>2006</b> | <b>2005</b>      | <b>2006</b> | <b>2005</b>        | <b>2006</b> | <b>2005</b>  | <b>2006</b> |
| <b>Montréal Island (Zones 1-18)</b>    |                 |             |                  |             |                  |             |                    |             |              |             |
| LT \$500                               | 4.3             | a           | 5.8              | a           | 1.7              | a           | 2.7                | a           | 0.9          | a           |
| \$500 - \$699                          | 3.8             | b           | 3.6              | b           | 2.5              | a           | 4.2                | a           | 1.8          | a           |
| \$700 - \$899                          | 5.1             | b           | 3.1              | b           | 4.2              | a           | 3.8                | a           | 2.6          | a           |
| \$900+                                 | 2.3             | c           | 1.9              | c           | 5.1              | c           | 3.4                | b           | 3.7          | a           |
| Total                                  | 3.8             | a           | 4.5              | a           | 2.3              | a           | 3.4                | a           | 1.7          | a           |
| <b>Laval/North-Shore (Zones 19-29)</b> |                 |             |                  |             |                  |             |                    |             |              |             |
| LT \$500                               | 3.2             | c           | 4.8              | c           | 0.9              | a           | 1.2                | a           | 0.8          | a           |
| \$500 - \$699                          | 1.1             | a           | 8.4              | c           | 2.8              | a           | 2.4                | a           | 0.8          | a           |
| \$700 - \$899                          | n/s             |             | n/s              |             | 7.8              | c           | 1.3                | a           | 2.7          | a           |
| \$900+                                 | n/s             |             | n/s              |             | 0.0              | a           | n/s                |             | 1.3          | d           |
| Total                                  | 4.1             | c           | 4.5              | b           | 2.2              | b           | 2.5                | b           | 1.1          | a           |
| <b>South-Shore (Zones 30-34)</b>       |                 |             |                  |             |                  |             |                    |             |              |             |
| LT \$500                               | 1.7             | b           | 1.4              | a           | 1.1              | a           | 0.8                | a           | 0.1          | a           |
| \$500 - \$699                          | 2.1             | b           | 3.5              | b           | 2.6              | a           | 2.9                | a           | 0.9          | a           |
| \$700 - \$899                          | 0.0             | a           | 0.0              | a           | 0.6              | a           | 1.9                | a           | 1.6          | a           |
| \$900+                                 | n/s             |             | n/s              |             | 0.0              | a           | 0.0                | a           | 4.3          | c           |
| Total                                  | 1.2             | a           | 1.9              | b           | 1.8              | a           | 2.2                | a           | 0.9          | a           |
| <b>Montréal CMA</b>                    |                 |             |                  |             |                  |             |                    |             |              |             |
| LT \$500                               | 4.2             | a           | 5.6              | a           | 1.6              | a           | 2.4                | a           | 0.8          | a           |
| \$500 - \$699                          | 3.8             | b           | 3.8              | b           | 2.5              | a           | 4.0                | a           | 1.5          | a           |
| \$700 - \$899                          | 4.8             | b           | 3.0              | b           | 3.8              | a           | 3.5                | a           | 2.5          | a           |
| \$900+                                 | 2.3             | c           | 1.9              | c           | 4.9              | c           | 3.4                | b           | 3.7          | a           |
| Total                                  | 3.7             | a           | 4.4              | a           | 2.2              | a           | 3.3                | a           | 1.5          | a           |

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup>**  
**Vacancy Rates (%)**  
**Montréal - 2006**

| Condo Sub Area                  | Rental Condominium Apartments | Apartments in the RMS <sup>1</sup> |
|---------------------------------|-------------------------------|------------------------------------|
| Downtown and Nun's Island       | 1.7 c                         | 3.2 a                              |
| Péricentre                      | 4.0 b                         | 2.6 a                              |
| West of Island of Montréal      | 1.5 a                         | 4.0 a                              |
| East of Island of Montréal      | 4.2 b                         | 2.9 a                              |
| Montréal Island                 | 2.7 a                         | 3.0 a                              |
| Laval and North Shore           | 2.3 b                         | 1.6 b                              |
| South Shore/Vaudreuil-Soulanges | 3.5 c                         | 2.0 a                              |
| <b>Montréal CMA</b>             | <b>2.8 a</b>                  | <b>2.7 a</b>                       |

<sup>1</sup>Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup>**  
**Average Rents (\$) by Bedroom Type**  
**Montréal - 2006**

| Condo Sub Area                  | Bachelor                 |                                     | 1 Bedroom                |                                     | 2 Bedroom                |                                     | 3 Bedroom +              |                                     |
|---------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
|                                 | Rental<br>Condo<br>Apts. | Apts. in<br>the<br>RMS <sup>1</sup> |
| Downtown and Nun's Island       | n/s                      | 614 a                               | 1,133 b                  | 857 a                               | 1,036 d                  | 1,112 a                             | **                       | 1,538 c                             |
| Péricentre                      | n/s                      | 493 a                               | 896 a                    | 611 a                               | **                       | 733 a                               | **                       | 888 b                               |
| West of Island of Montréal      | n/s                      | 454 a                               | **                       | 567 a                               | **                       | 672 a                               | **                       | 781 a                               |
| East of Island of Montréal      | n/s                      | 441 a                               | **                       | 494 a                               | **                       | 553 a                               | 1,062 b                  | 685 a                               |
| Montréal Island                 | n/s                      | 485 a                               | 967 c                    | 579 a                               | 1,045 c                  | 645 a                               | 1,112 c                  | 804 a                               |
| Laval and North Shore           | **                       | 416 a                               | 492 d                    | 528 a                               | **                       | 602 a                               | 875 d                    | 696 a                               |
| South Shore/Vaudreuil-Soulanges | n/s                      | 443 b                               | **                       | 567 a                               | **                       | 624 a                               | **                       | 717 a                               |
| <b>Montréal CMA</b>             | <b>**</b>                | <b>481 a</b>                        | <b>858 d</b>             | <b>574 a</b>                        | <b>970 c</b>             | <b>636 a</b>                        | <b>1,034 c</b>           | <b>775 a</b>                        |

<sup>1</sup>Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**4.2.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup>**  
**Total Vacancy Rates (%)**  
**By Building Size**  
**Montréal - 2006**

| Size            | Rental Condominium Apartments | Apartments in the RMS <sup>1</sup> |
|-----------------|-------------------------------|------------------------------------|
| Montréal Island |                               |                                    |
| 3 to 5 Units    | 2.5 c                         | 2.1 c                              |
| 6 to 19 Units   | 2.6 b                         | 2.6 a                              |
| 20 to 49 Units  | 2.6 b                         | 4.3 a                              |
| 50 to 99 Units  | 3.9 b                         | 4.2 a                              |
| 100+ Units      | 2.0 a                         | 3.6 a                              |
| Total           | 2.7 a                         | 3.0 a                              |
| Montréal CMA    |                               |                                    |
| 3 to 5 Units    | 3.1 d                         | 2.0 b                              |
| 6 to 19 Units   | 3.6 b                         | 2.2 a                              |
| 20 to 49 Units  | 3.1 b                         | 3.8 a                              |
| 50 to 99 Units  | 3.2 b                         | 4.1 a                              |
| 100+ Units      | 1.5 a                         | 3.5 a                              |
| Total           | 2.8 a                         | 2.7 a                              |

<sup>1</sup>Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate**  
**Condominium Apartments**  
**Montréal - 2006**

| Condo Sub Area                  | Condominium Universe | Rental Units <sup>1</sup> | Percentage of Units in Rental | Vacancy Rate            |
|---------------------------------|----------------------|---------------------------|-------------------------------|-------------------------|
| Downtown and Nun's Island       | 9,129                | 1,398 <sup>d</sup>        | 15.3 <sup>d</sup>             | 1.7 <sup>c</sup>        |
| Péricentre                      | 17,173               | 1,343 <sup>a</sup>        | 7.8 <sup>a</sup>              | 4.0 <sup>b</sup>        |
| West of Island of Montréal      | 12,581               | 1,068 <sup>a</sup>        | 8.5 <sup>a</sup>              | 1.5 <sup>a</sup>        |
| East of Island of Montréal      | 12,321               | 639 <sup>a</sup>          | 5.2 <sup>a</sup>              | 4.2 <sup>b</sup>        |
| Montréal Island                 | 51,204               | 4,457 <sup>a</sup>        | 8.7 <sup>a</sup>              | 2.7 <sup>a</sup>        |
| Laval and North Shore           | 15,868               | 1,357 <sup>b</sup>        | 8.6 <sup>b</sup>              | 2.3 <sup>b</sup>        |
| South Shore/Vaudreuil-Soulanges | 15,203               | 1,082 <sup>b</sup>        | 7.1 <sup>b</sup>              | 3.5 <sup>c</sup>        |
| <b>Montréal CMA</b>             | <b>82,275</b>        | <b>6,893 <sup>a</sup></b> | <b>8.4 <sup>a</sup></b>       | <b>2.8 <sup>a</sup></b> |

<sup>1</sup>Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate  
Condominium Apartments By Building Size  
Montréal - 2006**

| Condo Sub Area  | Condominium Universe | Rental Units <sup>1</sup> | Percentage of Units in Rental | Vacancy Rate |
|-----------------|----------------------|---------------------------|-------------------------------|--------------|
| Montréal Island |                      |                           |                               |              |
| 3 to 5 Units    | 2,033                | 105 b                     | 5.1 b                         | 2.5 c        |
| 6 to 19 Units   | 15,704               | 1,048 a                   | 6.7 a                         | 2.6 b        |
| 20 to 49 Units  | 11,180               | 921 a                     | 8.2 a                         | 2.6 b        |
| 50 to 99 Units  | 11,303               | 944 a                     | 8.4 a                         | 3.9 b        |
| 100+ Units      | 10,984               | 1,358 a                   | 12.4 a                        | 2.0 a        |
| Total           | 51,204               | 4,457 a                   | 8.7 a                         | 2.7 a        |
| Montréal CMA    |                      |                           |                               |              |
| 3 to 5 Units    | 3,971                | 208 b                     | 5.2 b                         | 3.1 d        |
| 6 to 19 Units   | 32,151               | 2,080 a                   | 6.5 a                         | 3.6 b        |
| 20 to 49 Units  | 16,622               | 1,316 a                   | 7.9 a                         | 3.1 b        |
| 50 to 99 Units  | 15,157               | 1,237 a                   | 8.2 a                         | 3.2 b        |
| 100+ Units      | 14,374               | 1,903 a                   | 13.2 a                        | 1.5 a        |
| Total           | 82,275               | 6,893 a                   | 8.4 a                         | 2.8 a        |

<sup>1</sup>Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**5.1 Secondary Rented Unit<sup>1</sup> Average Rents (\$)  
by Dwelling Type  
Montréal - 2006**

|                                  | Bachelor   | 1 Bedroom    | 2 Bedroom    | 3 Bedroom +  | Total        |
|----------------------------------|------------|--------------|--------------|--------------|--------------|
| Single Detached                  | n/s        | 407 d        | 596 d        | 650 c        | 535 c        |
| Semi detached, Row and Duplex    | n/s        | 458 c        | 646 b        | 708 c        | 626 b        |
| Other-Primarily Accessory Suites | n/s        | 414 c        | 549 b        | 701 c        | 526 b        |
| <b>Total</b>                     | <b>n/s</b> | <b>429 b</b> | <b>596 b</b> | <b>699 b</b> | <b>576 b</b> |

<sup>1</sup>The secondary rented units exclude both condominium apartments and apartments in purpose built rental structures with three rental units or more.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**5.2 Estimated Number of Households in Secondary Rented Units<sup>1</sup>  
by Dwelling Type  
Montréal - 2006**

|                                  | Estimated Number of Secondary Households in<br>Secondary Rented Units <sup>1</sup> |
|----------------------------------|--|
| Single Detached                  | 27,765 c   |
| Semi detached, Row and Duplex    | 60,379 b   |
| Other-Primarily Accessory Suites | 46,652 b   |
| <b>Total</b>                     | <b>134,796 a</b>   |

<sup>1</sup>The secondary rented units exclude both condominium apartments and apartments in purpose built rental structures with three rental units or more.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

### Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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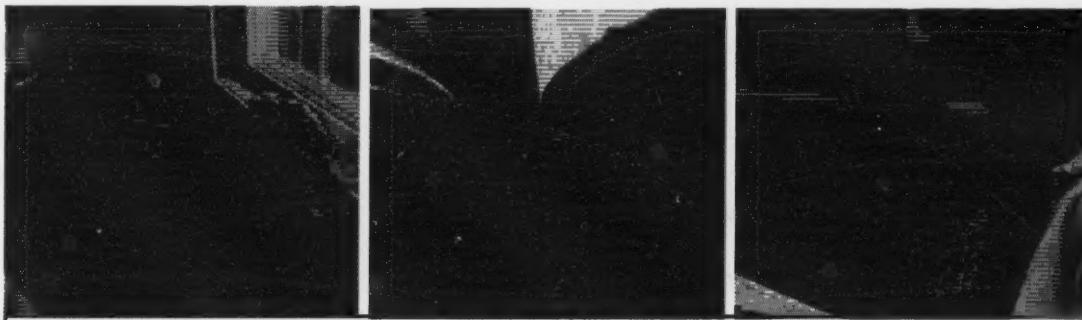
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